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

GENERAL NOTES & NOTE BLOCKS

GENERAL NOTES:

1. All construction shall comply with the 2022 edition of the CRC, ***OR*** CBC, CMC, CPC, and CEC as adopted and amended by the State of California in Title 24 CCR and the City of Burbank local amendments.
2. Separate permits may be required for mechanical, electrical, plumbing, shoring, grading, and demolition
3. All property lines, easements, and existing buildings have been indicated on this site plan.
4. A security fence shall be provided around the construction area that shall be installed prior to excavation and/or foundation trenching. (**BMC 9-1-2-2302.4**)
5. Water shall be provided on the site and used to control dust.
6. Temporary toilet facilities shall be provided on site. (**BMC 9-1-2-3305.1**)
7. The finish grade shall slope a min. of 5%, or 6", to point 10 feet from building foundation, or to an approved alternate method of diverting water away from the foundation. Swales shall slope a minimum of 2%. (**CBC 1804.4, CRC R401.3**)
8. The top of the exterior foundation shall extend above the elevation of the street gutter a minimum of 12" plus 2%. (**CBC 1808.7.4, CRC R403.1.7.3**)

Provide on the cover of the plans a note identifying which building code is being used for this project, either:

- **The 2022 California Residential Code (CRC) *OR***
- ~~**The 2022 California Building Code (CBC)**~~

*Section 1.1.7.3.1 of the CBC and the CRC states that detached one- and two-family dwellings may be designed and constructed in accordance with the CBC or the CRC, **but not both**, unless the proposed structure or element exceeds the design limitations established in the CRC, and the code user is specifically directed by the CRC to use the CBC.*

On the **COVER SHEET** list only, the specific applicable codes used for this project.

- ~~**2022 California Building Code (CBC)**~~
- **2022 California Residential Code (CRC)**
- **2022 California Mechanical Code (CMC)**
- **2022 California Electrical Code (CEC)**
- **2022 California Plumbing Code (CPC)**
- **2022 California Green Building Code (CALGreen)**
- **2022 California Energy Code**

SETBACK CERTIFICATION REQUIREMENT: A California State licensed surveyor is required to certify the location and setbacks of all new construction prior to the first foundation inspection. A copy of the certification shall be available to the Building Division inspector for the job file prior to the first inspection. (**BMC 9-1-1-107**).

DEMOLITION NOTES & NOTE BLOCKS

Residential

DIVERSION OF C&D DEBRIS: A minimum 65% of generated debris shall be recycled, reused, or diverted from the landfill. An administrative fee and a refundable deposit will be collected at the time of permit issuance. The deposit can be refunded if recycling receipts are submitted to Building Division within 60 days of permit final (**BMC 9-1-11-1012**).

DEMOLITION NOTE:
All demolition and grading ~~permits~~ will require a preconstruction meeting prior to commencement of any demolition work and a project sign must be posted on site. If a ~~Single-Family~~ Dwelling is being demolished that is located on a sloped lot a topographic survey is required to be performed prior to the demolition of the structure. This may also be required for a flat lot as determined by the Building Official. Documents indicating rodent and insect abatement has been performed must be presented to the building inspector prior to start of demolition.

RESIDENTIAL DEMOLITION NOTE:
Partial demolition of a residential structure in association with a construction project is only permitted where indicated on the approved plans. Any demolition work beyond that shown on the approved plans may result in a Stop Work Order (**CBC Chapter 1 Sec. 115**) and/or revocation of the permit (**CBC Chapter 1 Sec. 105.6**). Additional demolition work may also require compliance with **Burbank Municipal Code Sec. 10-1-1810** if more than 50% of the structure is demolished.

New installation of gas water heater shall have all the following as per 2022 California Energy Code 150.0(n):

1. A 120V electrical receptacle is within 3 feet from the water heater and accessible with no obstructions.
2. A Category III or IV vent, or a Type B vent with straight pipe between outside termination and the water heater.
3. A condensate drain no more than 2 inches higher than the base on water heater for natural draining.
4. 4) A gas supply line with capacity of at least 200,000 Btu/hr.
5. Unfired tanks shall have a minimum R-12 insulation
6. R-7.7 insulation shall be installed on the first 5 feet of hot and cold-water pipes.
7. All hot water piping ¾" or larger, from the water heater to the kitchen fixtures, shall have R-4 insulation

STRUCTURAL NOTES & NOTE BLOCKS

FOUNDATION NOTES:

1. Concrete strength for foundations shall be 2,500 psi min.
2. Minimum footing reinforcement shall be two #4 bar top and bottom.
3. Minimum anchor bolt size and spacing shall be 5/8" dia. AB @ 72" oc., with 7" embedment, and 3" x 3" x ¼" plate washers. Anchor bolts shall be located a maximum of 12" and 4 1/2" minimum from the end of the plate.

STRUCTURAL OBSERVATION

Firm or individual responsible for the structural observation:
Name: Gegam Burnazyan Calif. Reg: C 76761

	FOUNDATION	WALLS & WALL FRAMING	OTHER STRUCTURAL MEMBERS		ROOF AND FLOOR DIAPHRAGM
	Footings, Stem Walls, Piers	Concrete Wall	Steel Moment Frame		Concrete
	Pad Footings	Masonry Wall	Steel Braced Frame		Steel Deck
X	Slab	Wood Wall & Shear Wall	Concrete Moment Frame	X	Wood
	Caisson, Piles, Grade Beams	Wood Structural Beams & Members	Masonry Wall Frame		Other
	Stepped Footing, Hillside	Other	Other		Other

SPECIAL INSPECTION

ITEMS	
Concrete over 2,500 psi	
Bolts installed in Concrete	
Special Moment -Resisting Concrete Frame	
Reinforcing Steel and Steel Tendons	
Structural Welding	
High-strength Bolting	
Structural Masonry	
Reinforced Gypsum Concrete	
Insulating Concrete Fill	
Spray-Applied Fire Resistive Materials	
Piling, Piers, and Caissons	
Shotcrete	
Special Grading, Excavation, and Fill	
Structural Wood	
Smoke-Control System	
Other	

SCOPE OF WORK:

EXISTING HOUSE REMODELING AND ADDITION 741 SF
EXISTING GARAGE ADDITION 98 SF
NEW PORCH 29 SF

PLAN APPROVAL IS CONDITIONAL THAT A SEPARATE MAIN ELECTRICAL SERVICE PANEL RELOCATION/UPGRADE PERMIT IS OBTAINED AND COMPLETED BY THE APPLICANT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FINAL. SEE CONFIRMATION OF ELECTRIC SERVICE # 25-268 IN TITLE SHEET OR CONTACT BWP ELECTRIC AT ERES@BURBANKCA.GOV FOR THE LATEST REVISION.
PLEASE NOTE, IF YOUR PROJECT HAS AN AID IN CONSTRUCTION OR CAPACITY FEE, THESE FEES ARE NOT REQUIRED TO APPROVE YOUR PLANS HOWEVER, THE FEES WILL NEED TO BE PAID TO BWP PRIOR TO STARTING WORK ON THE MAIN ELECTRIC PANEL.

HERS VERIFICATION REQUIREMENT_____
Firm or individual responsible for the verification:
Name: _____ License No.: __

ARCHISET INCORPORATION
Areg Vardanyan
ADD.: 200 W Gleonaks Blvd
Suite 202
Glendale, CA 91202
Tel.: (818)-210 8894
E-mail info.archiset@gmail.com

PROJECT #:	25-27
PLOT DATE:	7/24/25
DRAWN BY:	SH
CHECKED BY:	AV

ADDRESS: 2118 Hilton Dr, Burbank, CA 91504
OWNER: LILIT KALANTARYAN
PAGE NAME: COVER SHEET

STAMP:

A-1

ELECTRICAL NOTES per 2022 California Electrical Code

A. PANEL LOCATIONS
Panels shall not be located in the vicinity of easily ignitable material, such as clothes closets [CEC 240-24(D)], or in bathrooms [CEC 240-24(E)].

B. NON-METTALIC SHEATHED CABLE [CEC 334]
Non-metallic sheathed cable shall be:

1. Protected by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, schedule 80 PVC conduit, type RTRC marked with the suffix -XW, or other means when cable is exposed or subject to physical damage. [CEC 334.15(B)]
2. Protected by a 1/16-inch steel plate or sleeve or be not less than 1-1/4 inch from the nearest edge of the framing member, when installed through framing members. Steel plates or sleeves are required on all double shear walls when cable is installed either through or parallel to framing members [CEC 334.17, 300.4].
3. Protected by guard strips within 6 feet of an attic access when no permanent stairs or ladders are provided [CEC 334.23, 320.23].
4. 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 [CEC 320.23].
5. Have a bending radius not less than 5 times the diameter of the cable [CEC 334.24].
6. Supported at intervals not exceeding 4-1/2 feet and within 12" of every outlet box, junction box, cabinet, or fitting [CEC 334.30].

C. CIRCUITS AND RECEPTACLES

1. Tamper-Resistant Receptacles shall be installed as specified in dwelling units in all areas specified in 210.52 and 550.13. [CEC 406.12]
2. 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. [CEC 210.52(A)].
3. In kitchens, breakfast rooms, pantries and dining rooms a minimum of 2-20A circuits 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)];
   - Maximum 24 in. from the end of the counter [CEC 210.52 (C)(2)(a)]);
   - Maximum 20 in. above counter surface [CEC 210.52) (C)(3(1)]);
   - Below countertop or works surfaces (one receptacle min.) not more than 12 in. below counter surface [CEC 210.52 (C)(3(3)]);
4. Bathrooms shall have a separate 20A circuit [CEC 210.11(C)(3)] with at least one GFCI wall receptacle within 36 in. of each basin [CEC 210.8(A)(1); CEC 210.52(D)].
5. 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 the sink shall be GFCI [CEC 210.8(A)(7)].
6. 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)].
7. In hallways of 10 ft. or more in length, at least one receptacle shall be provided [CEC 210.52(H)].
8. Outdoor outlets shall be GFCI [CEC 210.8(A) (3)]. One outlet shall be installed at the front of the dwelling and one at the rear of the dwelling. Balconies, decks, and porches that are attached to the dwelling unit and are accessible from inside the dwelling unit shall have at least one outlet. Receptacles shall be accessible at grade level and not more than 6-1/2 ft. above grade or walking surface [CEC 210.52(E)].
9. All crawl space receptacles shall be GFCI [CEC 210.8(A)(4)].
10. All unfinished basement receptacles shall be GFCI unless they are not readily accessible or are serves a dedicated appliance [CEC 210.8(A)(5)].
11. All receptacles within 6 ft. of a wet bar shall be GFCI [CEC 210.8(A)(7)].
12. All receptacles on 15A or 20A branch circuits that supply kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways laundry areas or similar rooms or areas shall be protected by combination-type Arc-Fault Circuit Interrupters (AFCI), including switched outlets [CEC 210.12(A)].
13. All receptacles serving appliances or motors with a rating of 1 HP or 6 Amps shall be on a separate circuit.
14. 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 receptacle shall be GFCI [CEC 210.8(4)].
15. Basements, Garages and Accessory Buildings. For a one-family dwelling, at least one receptacle outlet shall be installed in the areas specified in 210.52(G)(1) through (3)' These receptacles shall be in addition to receptacles required for specific equipment. [CEC210.52]
    (1) Garages. In each attached garage and in each detached garage with electrical power. The branch circuit supplying this receptacle(s) shall not supply outlets outside of the garage. At least one receptacle outlet shall be installed for each car space.
    (2) Accessory Buildings. In each accessory building with electric power.
    (3) Basement. In each separate unfinished portion of a basement.

D. LIGHTING [CEC 210.70]

1. Switched lighting shall be installed in:
   - Every habitable room, kitchen, and bathroom, hallways, and stairways at each level,
   - Garages,
   - At all outdoor entrances and exits,
   - In all attics, under floor areas, utility rooms and basements used for storage
   - Near HVAC equipment in attic, under floor areas, rooms or basements, with a switch at the access point.
2. Lighting installed in a closet shall be a surface mounted or recessed fluorescent fixture or a surface mounted incandescent fixture with completely enclosed lamps or recessed incandescent fixture with completely enclosed lamps. Surface incandescent lighting shall be installed a minimum of 12 in. from the nearest point of a storage space. Surface fluorescent lighting and recessed lighting shall be installed a minimum of 6 in. from the nearest point of a storage space. (CEC 410.16(C))

E. FANS
Each bathroom containing a bathtub, shower, or bathtub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code and the California Green Building Standards Code.

F. SMOKE ALARMS
In new construction, smoke alarms shall receive 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, CBC 907.2.10.5].

STORM WATER MANAGEMENT NOTES:

1. Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or winds.
2. Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
4. Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
5. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
6. Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
7. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way.
8. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
9. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
10. Schedule construction activity to reduce area and duration of soil exposed to erosion by wind, rain, runoff and vehicle tracking.

BACKWATER VALVE TO BE INSTALLED ON PRIVATE BUILDING SEWER PER BMC 8-1-313 AND REQUIREMENTS OF THE CITY'S CDD-BUILDING DEPARTMENT. IT IS NOTED AND ACKNOWLEDGED THAT CITY STAFF WILL NOT SIGN OFF ON THE FINAL BUILDING PERMIT APPROVAL AND/OR CERTIFICATE OF OCCUPANCY UNTIL THE OWNER/DEVELOPER PROVIDES PROOF THAT THE BACKWATER VALVE(S) HAVE BEEN INSTALLED.

PER BMC 9-3-407, BEST MANAGEMENT PRACTICES SHALL 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.

ANY EXISTING FIXTURE OR CONNECTION TO THE SEWER MAIN LINE MUST BE CAPPED BEFORE BUILDING DEMOLITION ACTIVITIES OCCUR.

NOTE:
THE NFRC TEMPROARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS(INCL.TUBULAR)MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

EXISTING NONCOMPLIANT PLUMBING FIXTURE REPLACEMENT REQUIREMENT:
SENATE BILL 407 (SB 407) REQUIRES NONCOMPLIANT PLUMBING FIXTURES TO BE REPLACED BY WATERCONSERVING 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 THE REQUIREMENTS OF CALGREEN AND THE CALIFORNIA PLUMBING CODE.

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

NOTE:
PROVIDE ON COVER SHEET IN BOLD LETTER TO CALL "DIG ALERT" PRIOR TO ANY GROUND WORK OR EXCAVATION.

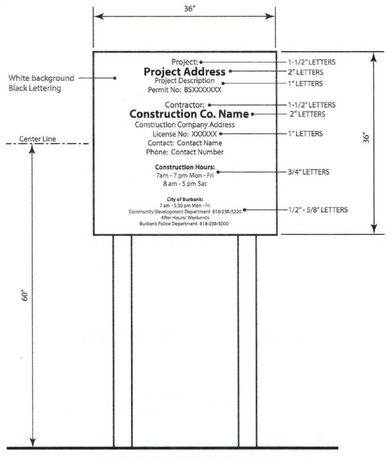
BUILDING MAINTENANCE AND OPERATION SEC.4.410
BUILDING MANUAL: AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC,OR OTHER APPROVED MEDIA SHALL BE PLACE IN THE BUILDING THAT CONTAINS THE INFORMATION SPECIFIED IN CALGREEN SEC.4.410.

NOTE:
THE APPROVAL OF PLANS AND SPECIFICATION DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER CITY ORDINANCE STATE LAW.

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

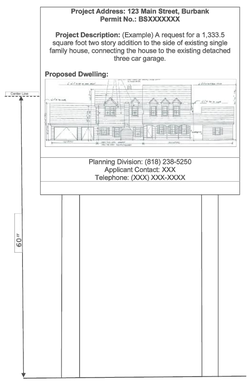
2022 CalGREEN Residential Mandatory Measure Notes

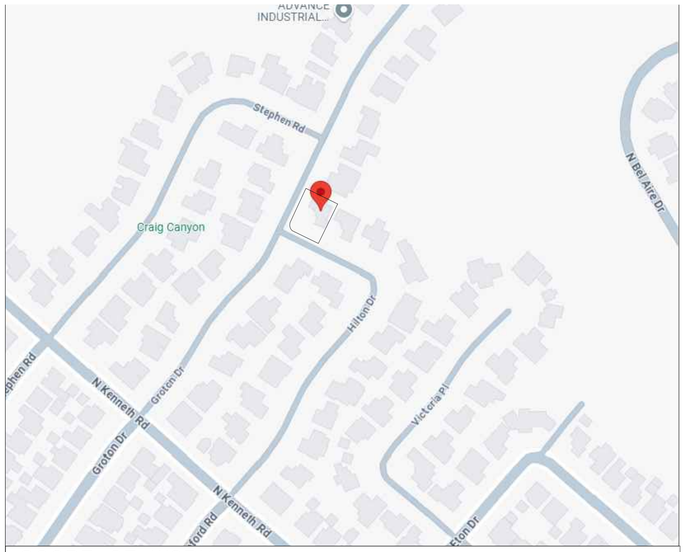
SECTION	MEASURE	REQUIREMENTS	
PLANNING AND DESIGN			
4.106.2	Storm Water Drainage and Retention During Construction	A plan is developed and implemented to manage storm water drainage during construction.	
4.106.3	Grading and Paving	Construction plans shall indicate how site grading or a drainage system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



PROJECT SIGN

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





SCOPE OF WORK:

EXISTING HOUSE REMODELING AND ADDITION 741 SF
EXISTING GARAGE ADDITION 98 SF
NEW BLOCK WALL WITH 2'-0" HEIGHT

LEGAL DESCRIPTION:

SITE ADDRESS:	2118 HILTON DR, BURBANK, CA 91504
ACCESSOR PARCEL No. (APN):	2471-010-023
TRACT:	15220
BLOCK:	NONE
LOT:	41
ARB:	NONE
ZONING:	R-1 Single Family Residential
CONSTRUCTION TYPE:	V B

EXISTING BUILDING HEIGHT:	12'-6"		14'-0"
STORY:	1	BEDROOMS/BATHROOMS:	3/2
EXISTING AND PROPOSED OCCUPANCY:	R-3	FIRE SPRINKLERS:	NO
NUMBER OF DWELLING UNITS:	1	FIRE ZONE:	NO
NUMBER OF PARKING SPACES:	2		

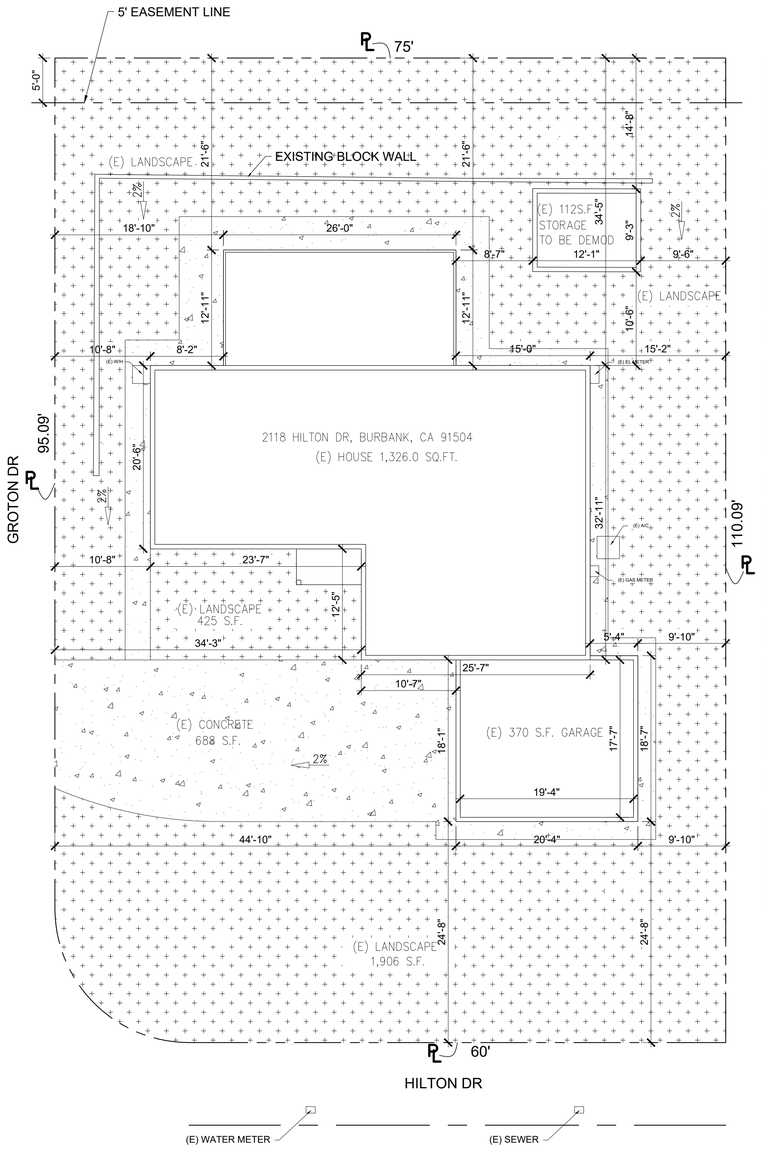
OWNER: LILIT KALANTARYAN	CONTACT: (818) 210-8894
ARCHITECT/APPLICANT: ARCHISET INC.	CONTACT: (818) 210-8894
ENERGY/TITLE 24: MOVSES HAMBARDZUMYAN	CONTACT: (747) 272-7346
CONTRACTOR: OWNER BUILDER	
ENGINEER: MLB CONSULTING AND ENGINEERING INC	CONTACT: (818) 521-6342

AREA INFORMATION:

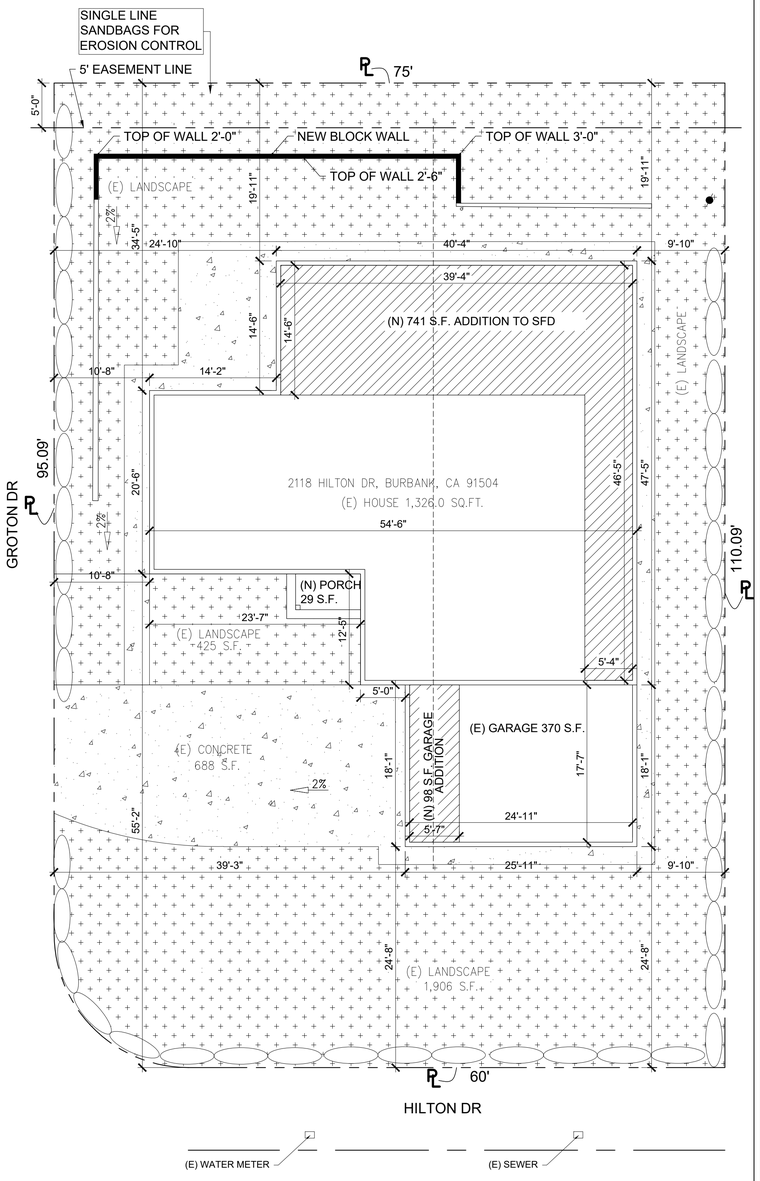
LOT AREA	8,208.47 S.F.
(E) HOUSE AREA	1,308.0 S.F.
(E) GARAGE	370.0 S.F.
(N) ADDITION TO HOUSE	741.0 S.F.
(N) ADDITION TO GARAGE	98.0 S.F.

TOTAL FRONT YARD 3,041 S.F.
LANDSCAPE 2,331 S.F. (76%)
CONCRETE 688 S.F. (24%)

SHEET INDEX:



EXISTING SITE PLAN
SCALE: 1/8"=1'-0"



FLOOR AREA RATIO

LOT SIZE 8,208.47 S.F. x 0.35= 2,872.9 S.F.	LOT COVERAGE TOTAL
EXISTING HOUSE 1,326.0 SQ/FT	1,326 S.F. + 370 S.F. = 1,696
EXISTING GARAGE (EXEMPT) 370.0 SQ/FT	1,696 S.F. / 8,208.47 S.F. =0.206 = 21%

FLOOR AREA RATIO (LIVING AREA)

LOT SIZE 8,208.47 SQ/FT		LIVING AREA TOTAL
EXISTING HOUSE	1,326.0 SQ/FT	2,164.0 S.F. / 8,208.47 S.F. =0.263 = 26%
EXISTING GARAGE (EXEMPT)	370.0 SQ/FT	
ADDITION TO GARAGE (EXEMPT 30 S.F.)	98.0 SQ/FT	
ADDITION TO HOUSE	741.0 SQ/FT	
NEW PORCH	29.0 SQ/FT	

AVERAGE GROUND SLOPE IN PERCENT, CALCULATED FOR THE ENTIRE LOT = 17.98%

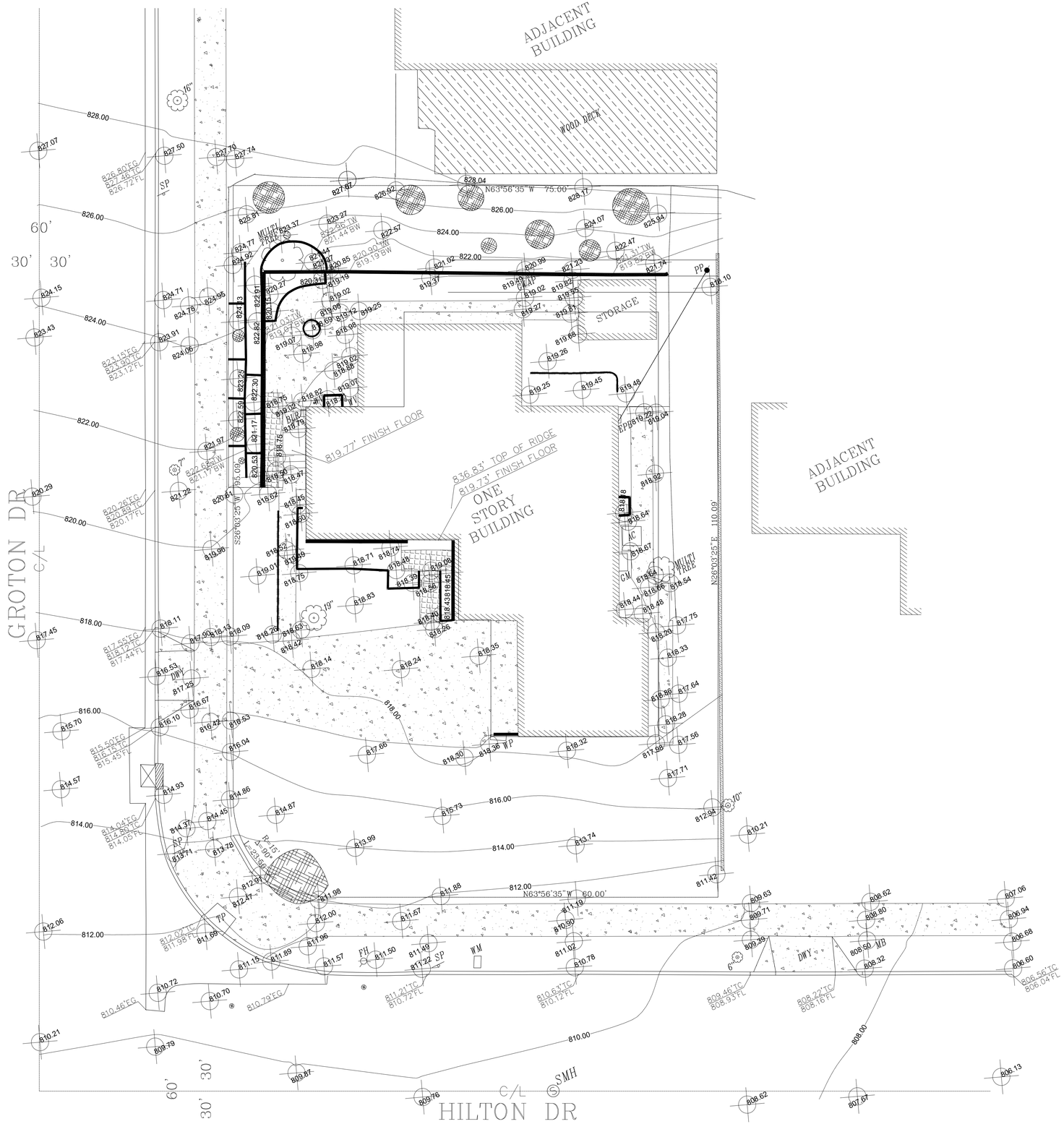
ARCHISET INCORPORATION
Areg Vardanyan
ADD.: 200 W Gleonaks Blvd
Suite 202
Glendale, CA 91202
Tel.: (818)-210 8894
E-mail info.archiset@gmail.com

PROJECT #:	25-27
PLOT DATE:	7/24/25
DRAWN BY:	SH
CHECKED BY:	AV

ADDRESS: 2118 Hilton Dr, Burbank, CA 91504
OWNER: LILIT KALANTARYAN
PAGE NAME: SITE PLAN

STAMP:

A-2



ARCHISET INCORPORATION
Areg Vardanyan
ADD.: 200 W Gleonaks Blvd
Suite 202
Glendale, CA 91202
Tel.: (818)-210 8894
E-mail info.archiset@gmail.com

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PLOT DATE:	7/24/25
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PAGE NAME: TOPO SURVEY

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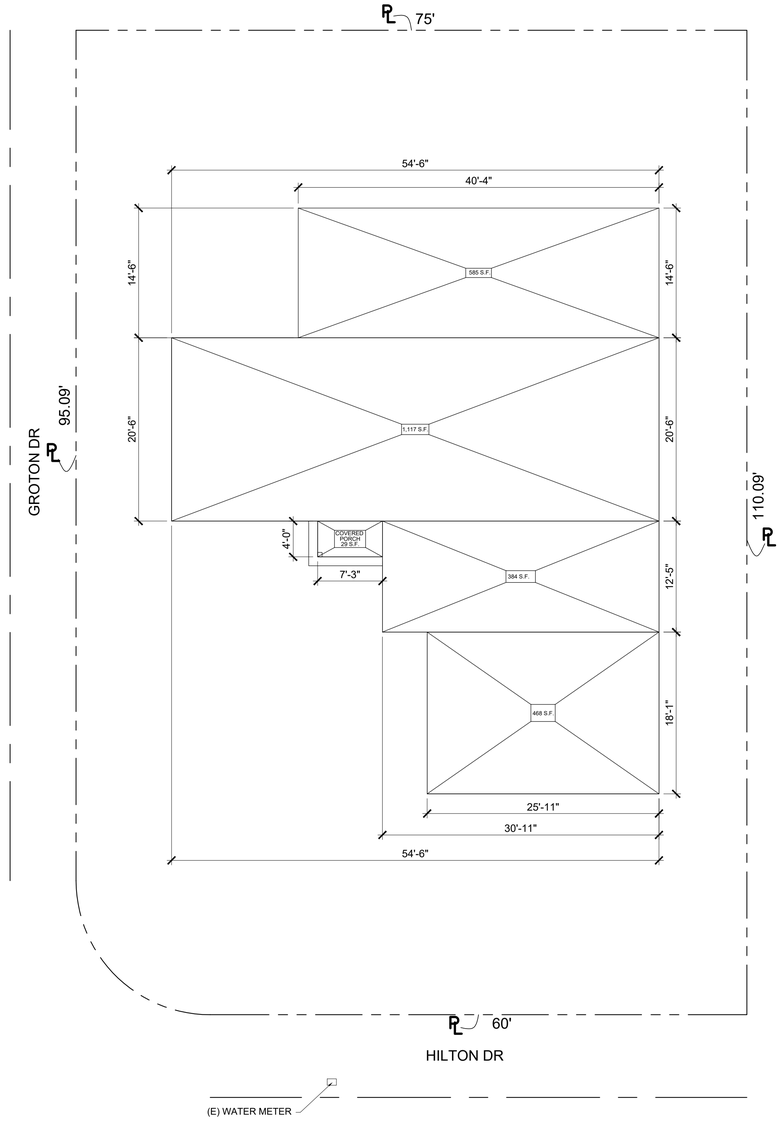

TOTAL AREAS:
585 S.F.
1,117 S.F.
384 S.F.
468 S.F.
29 S.F.
TOTAL AREA: 2,583 S.F.

AVERAGE FRONT PREVAILING SETBACK CALC.
(24'-2")+(24''-4") 48'-6"/2=24'-3"

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Areg Vardanyan
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Glendale, CA 91202
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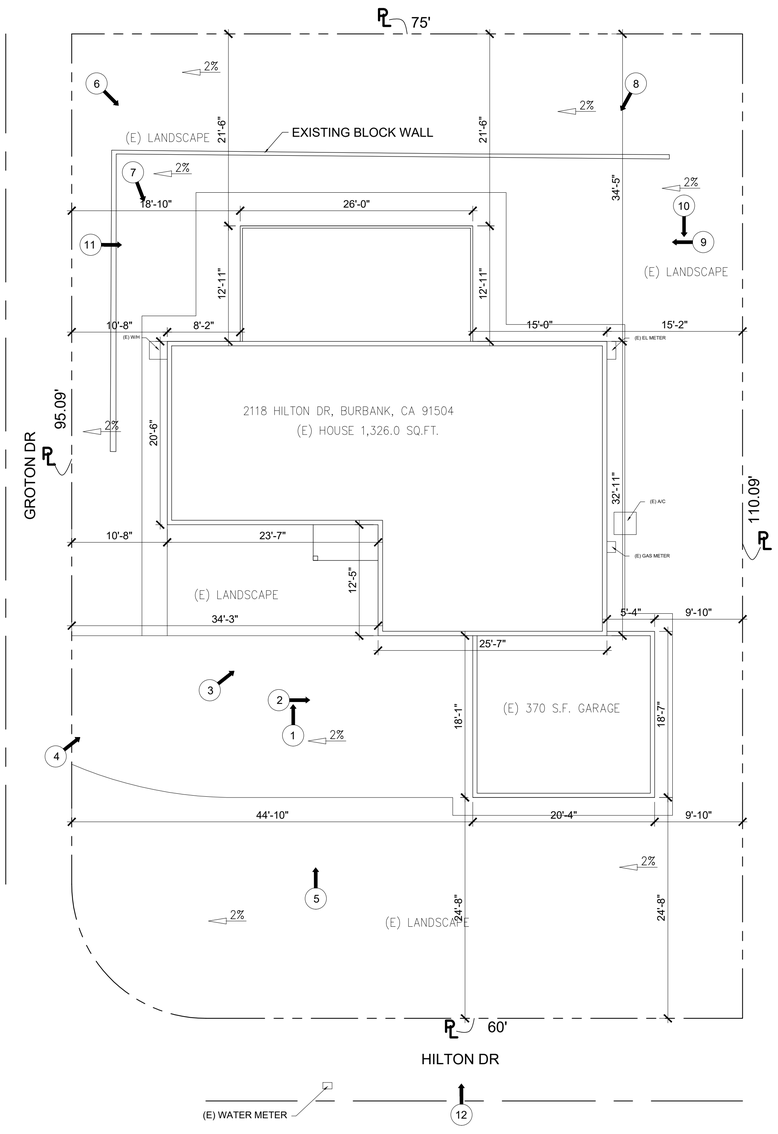
A-2.2



EXISTING SITE PLAN
SCALE: 1/8"=1'-0"

1


2


3


4

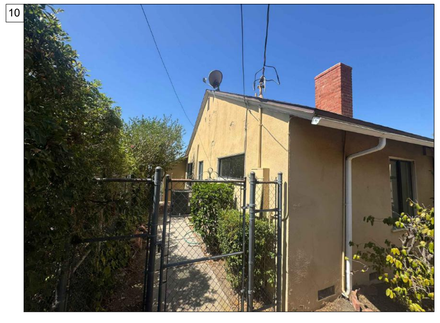

5


6


7


8


9


10


11


12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Areg Vardanyan
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Suite 202
Glendale, CA 91202
Tel.: (818)-210 8894
E-mail info.archiset@gmail.com

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PAGE NAME: PHOTO SURVEY

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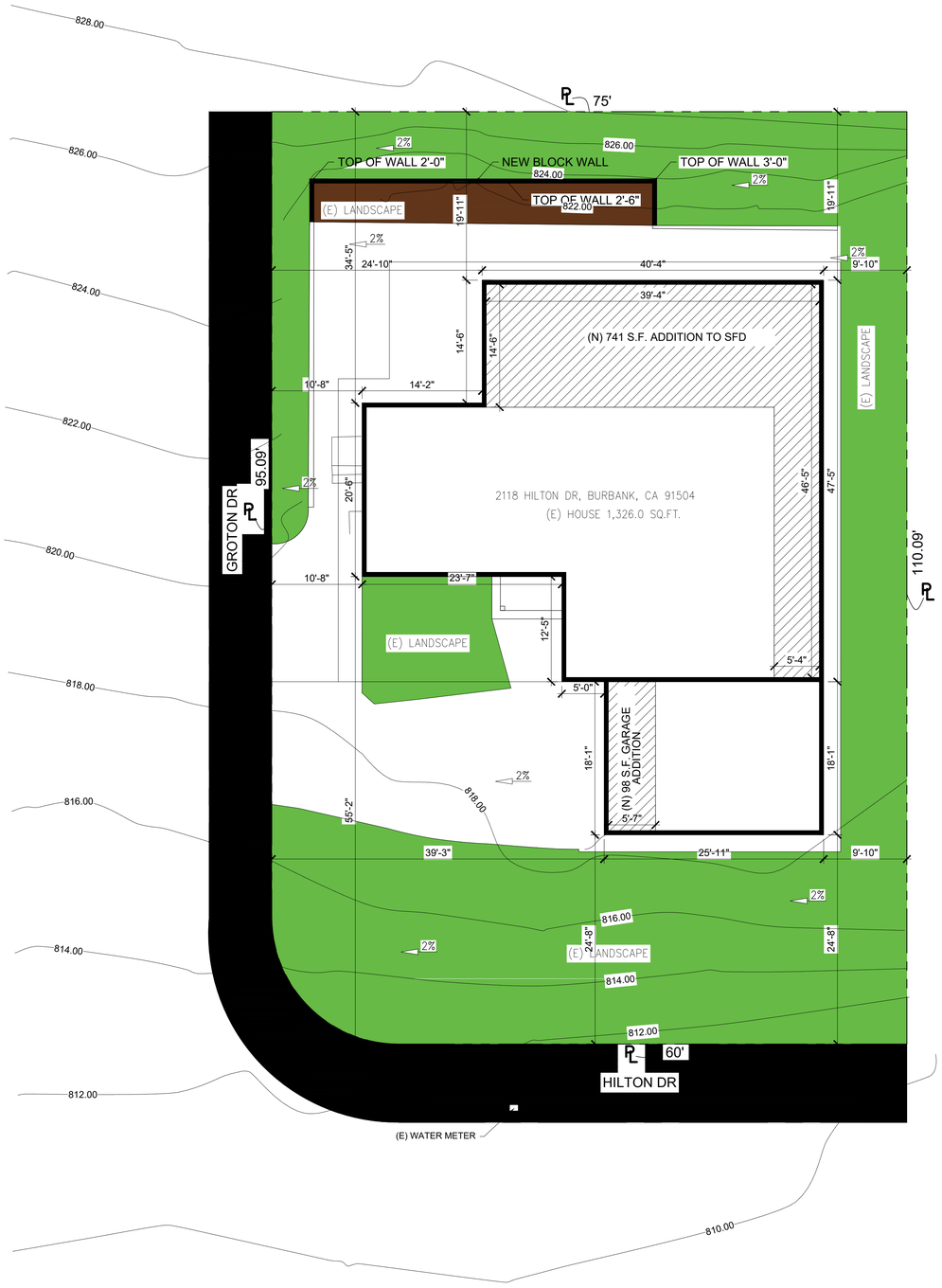
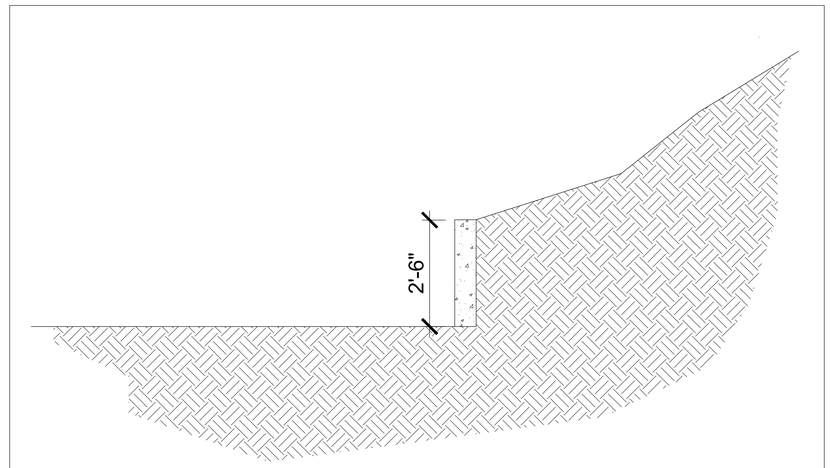


NATURAL TERRAIN

STREETS

CUT AREA (349 Cubic Feet)

BUILDING PAD AREAS



PROPOSED RETAINING WALL SECTION
SCALE: N.T.S.

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Areg Vardanyan
ADD.: 200 W Gleonaks Blvd
Suite 202
Glendale, CA 91202
Tel.: (818)-210 8894
E-mail info.archiset@gmail.com

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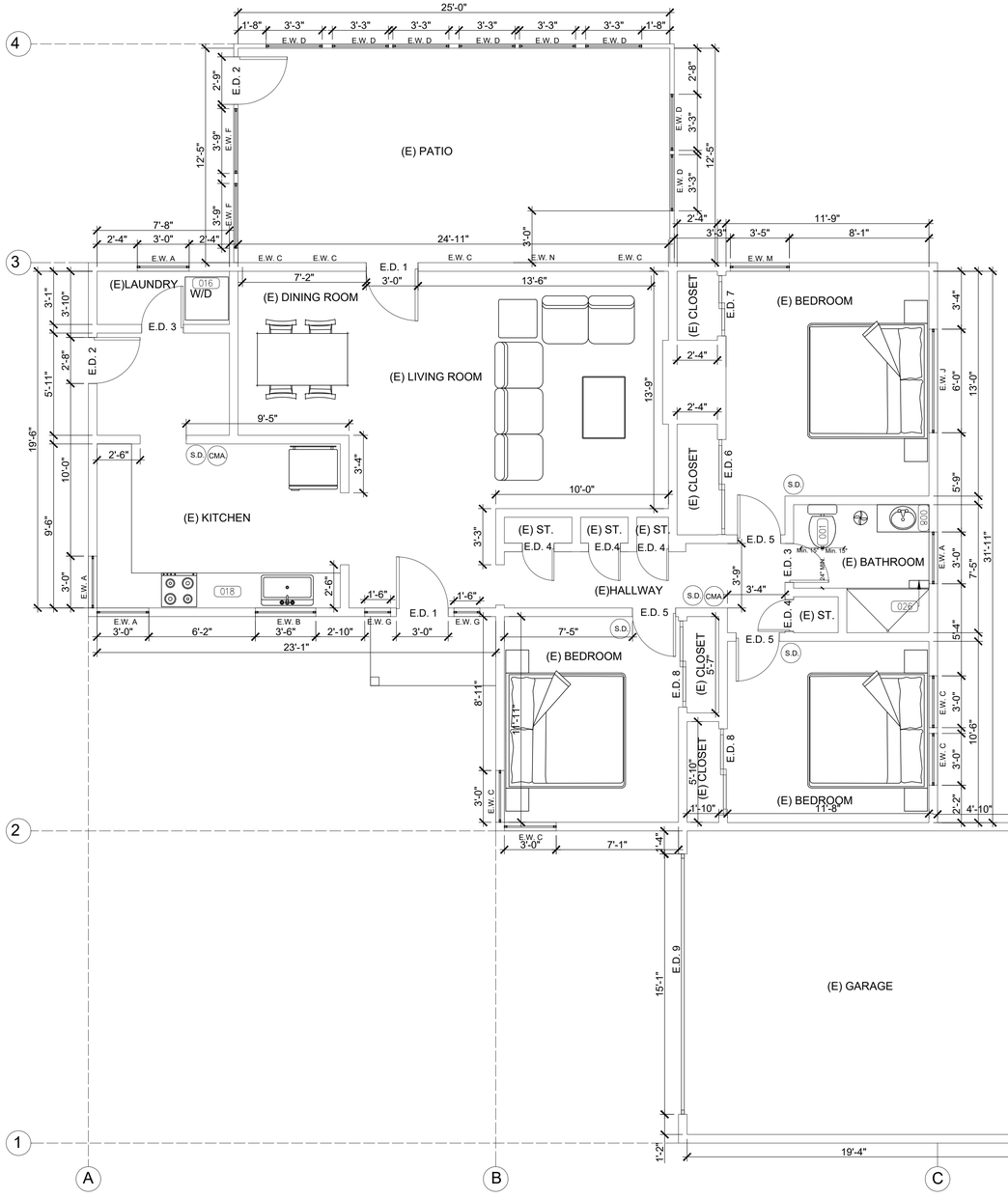
PAGE NAME: PRELIMINARY GRADING PLAN

STAMP:

A-2.4



BEDROOM EGRESS WINDOWS HAVE A MINIMUM CLEAR OPENING AREA OF 5.7 S.F. WHEN ABOVE THE GRADE-FLOOR AND 5 S.F. ON THE GRADE-FLOOR, A MINIMUM NET HEIGHT OF 24", A MINIMUM NET WIDTH OF 20", AND A SILL HEIGHT NOT MORE THAN 44" ABOVE FINISH FLOOR. (CRC R310, CBC 1030)

NOTE: SMOKE ALARM REQUIREMENTS
1. AN APPROVED SMOKE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION AND ALTERATION, REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING $1000. (CRC R 314.8.2)
2. BATTERY OPERATED SMOKE ALARMS PERMITTED IN EXISTING BUILDINGS WHERE NO CONSTRUCTION IS TAKING PLACE OR IN BUILDING UNDERGOING ALTERATION OR REPAIR THAT DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS ORCEILING FINISHES, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT WHICHCOULD PROVIDE ACCESS FOR WIRING.(CRC R314.6 EXCEPTIONS 1,3, CBC 907.2.11.9)
3. SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. (CRC R314.4, CBC 907.10.5)
4. SMOKE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP.(CRC R314.6, CBC 907.12.6, CBC 907.2.11.9)
5. SMOKE ALARMS SHALL COMPLY WITH SPECIFIC LOCATION REQUIREMENTS PER NFPA 72 SECTION 29.8.3.4

NOTE:
AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED FOR EXISTING NEW CONSTRUCTION WHEN THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE, FIREPLACE, AND/OR AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING.
(CRC 315.2.1, CBC 915.1.1, CBC 915.1.5)
CO ALARMS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
(CRC R315.5, CBC 915.4.1)
CO ALARMS SHALL BE LISTED FOR COMPLIANCE WITH UL 2034, UL 217, UL 2075, AND MAINTAINED PER NFPA 720.
(CRC R315.1.1, R315.7.2, CBC 915.4.2, CBC 915.4.4, CBC 915.5.2)
CO ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT.
(CRC R315.3, CBC 915.2)
CO ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT.
(CRC R315.5, CBC 915.4.5)
IN EXISTING DWELLING UNIT, A CO ALARM IS PERMITTED TO BE BATTERY OPERATED WHERE REPAIR OR RESULT IN THE REMOVAL OF WALL OR CEILING FINISHES.
(CRC R315.5 EXCEPTION 4, C 915.4.1 EXCEPTION 3)

NOTE:
EXTERIOR WALLS: CONSTRUCTED OF ONE-HOUR-RATED FIRE-RESISTIVE CONSTRUCTIONON THE EXTERIOR SIDE OR CONSTRUCTED WITH APPROVED NONCOMBUSTIBLE MATERIALS. SUCH MATERIAL SHALL EXTEND.

NOTE:
EXTERIOR WINDOWS, WINDOW WALLS AND GLAZED DOORS, WINDOWS WITHIN EXTERIOR DOORS,AND SKYLIGHTS SHALL BE TEMPERED GLASS, MULTI-LAYERED GLASS PANELS, GLASS BLOCK, OR HAVE A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES.

HVAC
R-8 DUCT INSULATION REQUIRED
SPACE HEATING MINIMUM AFUE: 80%
CENTRAL - AIR CONDITIONING - SPLIT SYSTEM HP. MINIMUM SEER: 16 REQUIRED: REFRIGERANT CHARGE MEASUREMENT/ DUCT SEALING

NOTE:
THE NFRC TEMPROARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS(INCL.TUBULAR)MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

HERS VERIFICATION REQUIREMENT
FIRM OR INDIVIDUAL RESPONSIBLE FOR THE VERIFICATION

NAME: LICENSE NO:

NOTE:
ENERGY CALCULATION SEE ON PAGE T-24.

PROVIDE CONNECTION DETAILS OF GUARDRAIL AND-OR HANDRAIL ON OPEN SIDE OF BALCONIES, DECKS, LANDINGS, AND STAIRS ADEQUATE TO SUPPORT A SINGLE CONCENTRATED 200 LBS. LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP (CRC T-R301.5; CBC T-1607.1) WHERE BALCONY OR OTHER ELEVATED WALKING SURFACES ARE EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE CONSTRUCTION DOCUMENTS SHALL INCLUDE:
(CRC R106.1.6, CBC 107.2.5)
1. DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM.
2. MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. MANUFACTURER AND ICC/UL/FM NUMBER.
4. BALCONY SLOPE OF ALL AREAS ON THE PLAN.
5. NOTE ON PLAN THAT INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
WHERE BALCONY OR OTHER ELEVATED WALKING SURFACES ARE EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN, SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONCEALED UNTIL INSPECTED AND APPROVED. (CRC R109.1.5.3, CBC 110.3.6)
WOOD STRUCTURAL MEMBERS THAT SUPPORT MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING. (CRC R317.1; CBC 2304.12.2.5)

ENCLOSED FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN, SNOW, OR DRAINAGE FROM IRRIGATION, SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. (CRC R317.1.3; CBC 2304.12.2.6)
PROVIDE THE FOLLOWING INFORMATION ON PLANS:
1. VENTILATION CALCULATIONS FOR BALCONY AND/OR ELEVATED WALKING SURFACE.
2. VENTILATION DETAIL SHOWING HOW NET FREE CROSS VENTILATION IS TO BE ACHIEVED. PROVIDE MANUFACTURER DATA.

INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

FLOOR PLAN KEYNOTES:

S.D.	SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: 120v HARD-WIRED SMOKE ALARMS WITH BATTERY BACK-UP SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS: EACH BEDROOM,OC CEILING OR WALL OUTSIDE OF EACH SEPARATE BEDROOM,AND EACH STORY,INCLUDING BASEMENTS (NEW CONSTRUCTION).WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT,THE SMOKE ALARM SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT.THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. (CRC R314.1)
CMA.	AN APPROVED CARBON MONOXIDE DETECTOR RECEIVING ITS PRIMARY SOURCE OF POWER FROM THE BUILDING WIRING AND HAVING BATTERY BAK-UP SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA OR BEDROOMS AND ONE ON EVERY LEVEL OF THE DWELLING INCLUDING BASEMENTS.WHERE MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT,THE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT.THE ALARM IS PERMITTED TO BE SOLELY BATTERY OPERATED WHERE THE WORK DOES NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES,OR IS NO ACCESS THROUGH AN ATTIC, BASEMENT OR CRAWL SPACE.(CRC R315.1)
	50 CFM INTERMITTENT VENTILATION BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL. 4.506.1
001	ALL WATER CLOSET SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH.
002	HOT-MOP SHOWER PAN WITH CERAMIC TILE WAINSCOT UP TO CEILING, (SEE FLOOR PLAN FOR SIZE OF SHOWER). PROVIDE SHATTERROOF GLASS ENCLOSURE. PROVIDE SOAP DISH AT TUB AND SHOWER,
003	ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE.
004	PROVIDE 72" HIGH NON-ABSORBENT WALL FINISH ADJACENT TO SHOWER.
005	MINIMUM DIMENSION OF SHOWER TO BE 1024 SQ. INCH WITH 30" DIAMETER CLEAR.
006	PROVIDE TEMPERED GLASS ON DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5'-0" OF STANDING SURFACE).
007	2X6 STUDS AT 16" O.C.PLUMBING WALL.
008	G.F.I. OUTLET
009	PROVIDE SOUND INSULATION AT ALL BATHROOM & LAUNDRY ROOM WALLS.
010	ELECTRIC WATER HEATER HPS10 50H45DV 2 **
011	GLAZING IN EXTERIOR DOORS OR 40 INCHES OF ANY LOCKING MECHANISM SHALL BE OF FULLY TEMPERED GLASS. OR RATED BURGLARY RESISTANT GLAZING.
012	A. MINIMUM OF 22"x30" ATTIC ACCESS AT 30" MIN. CLEAR HEADROOM.
013	R-4 INSULATION SHALL BE INSTALLED ON THE FIRST 5 FEET OF HOT AND COLD WATER PIPES.
014	(E)WATER HEATER
015	(E) HVAC UNIT IN THE ROOF
016	A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED DRYER EXHAUST DUCT IS LIMITED TO 14' WITH TWO 90% ELBOWS. A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6'-0" AND CANNOT BE CONCEALED.
017	NEW WASHER AND DRYER
018	NEW COUNTER W/ CABINETS ABV.
019	NEW REFRIGERATOR BY OWNER
020	NEW SINK BY OWNER
021	NEW STOVE BY OWNER
022	NEW DISHWASHER BY OWNER
023	NEW FULL HEIGHT CABINETS
024	(E)ELECTRIC METER
025	WASHER/DRYER SPACE. ROUGH-IN PLUMBING FOR HOT/COLD WATER & WASTE. VENT DRYER TO OUTSIDE AIR, PROVIDE 120V & 220V ELEC. OUTLET.
026	12"x12" MINIMUM PLUMBING ACCESS FOR TUBS.
027	1" MAX. DROP. THE LANDING OR FINISHED FLOORS SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THRESHOLD EXCEPT THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL NOT BE MORE THAN 7¾" BELOW THE TOP OF THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OF FLOOR

WALL LEGEND:
(E) WALLS

GENERAL LEGEND:
(N) = NEW ELEMENT
(E) = EXISTING ELEMENT

SECTIONR327

AGING-IN-PLACE DESIGN AND FALL PREVENTION
R327.1AGING-IN-PLACE DESIGN AND FALL PREVENTION.
NEWLY CONSTRUCTED DWELLINGS SUBJECT TO THE REQUIREMENTS OF THIS CODE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTIONS R327.1.1 THROUGH R327.1.4.
EXCEPTIONS:
1.COVERED MULTIFAMILY DWELLINGS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 11A OF THE CALIFORNIA BUILDING CODE.
2.PUBLIC HOUSING AND PLACES OF PUBLIC ACCOMMODATION REQUIRED TO COMPLY WITH CHAPTER 11B OF THE CALIFORNIA BUILDING CODE.
R327.1.1REINFORCEMENT FOR GRAB BARS.
AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.
1.REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
2.REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH (51 MM BY 203 MM) NOMINAL LUMBER. [1½ INCH BY 7¼ INCH (38 MM BY 184 MM) ACTUAL DIMENSION] OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES (812.8 MM) AND 391/4 INCHES (997 MM) ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
3.WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
4.SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
5.BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES (152.4 MM) ABOVE THE BATHTUB RIM.
EXCEPTIONS:
1.WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
2.REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY-INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
3.SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
4.BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
5.REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

EXISTING WINDOW SCHEDULE

TAG	DESCRIPTION	WIDTH	HEIGHT
E.W. A	SINGLE HUNG	3'-0"	3'-0"
E.W. B	DOUBLE SLIDING	3'-6"	4'-0"
E.W. C	DOUBLE SLIDING	3'-0"	4'-6"
E.W. D	DOUBLE SLIDING	3'-3"	4'-6"
E.W. G	FIXED	1'-6"	6'-8"
E.W. N	DOUBLE SLIDING	6'-0"	4'-6"
E.W. M	DOUBLE SLIDING	3'-5"	4'-6"
E.W. J	DOUBLE SLIDING	6'-0"	2'-0"
E.W. F	DOUBLE SLIDING	3'-9"	4'-6"

EXISTING DOOR SCHEDULE

TAG	DESCRIPTION	WIDTH	HEIGHT
E.D. 1	SINGLE EXTERIOR	3'-0"	6'-8"
E.D. 2	SINGLE EXTERIOR	2'-8"	6'-8"
E.D. 3	SINGLE INTERIOR	2'-5"	6'-8"
E.D. 4	SINGLE INTERIOR	1'-10"	6'-8"
E.D. 5	SINGLE INTERIOR	2'-6"	6'-8"
E.D. 6	DOUBLE SLIDING	2-5'-6"	6'-8"
E.D. 7	DOUBLE SLIDING	2-3'-6"	6'-8"
E.D. 8	DOUBLE SLIDING	2-5'-0"	6'-8"
E.D. 9	GARAGE GATE	15'-1"	7'-0"

ARCHISET INCORPORATION
Areg Vardanyan
ADD.: 200 W Gleonaks Blvd
Suite 202
Glendale, CA 91202
Tel.: (818)-210 8894
E-mail info.archiset@gmail.com

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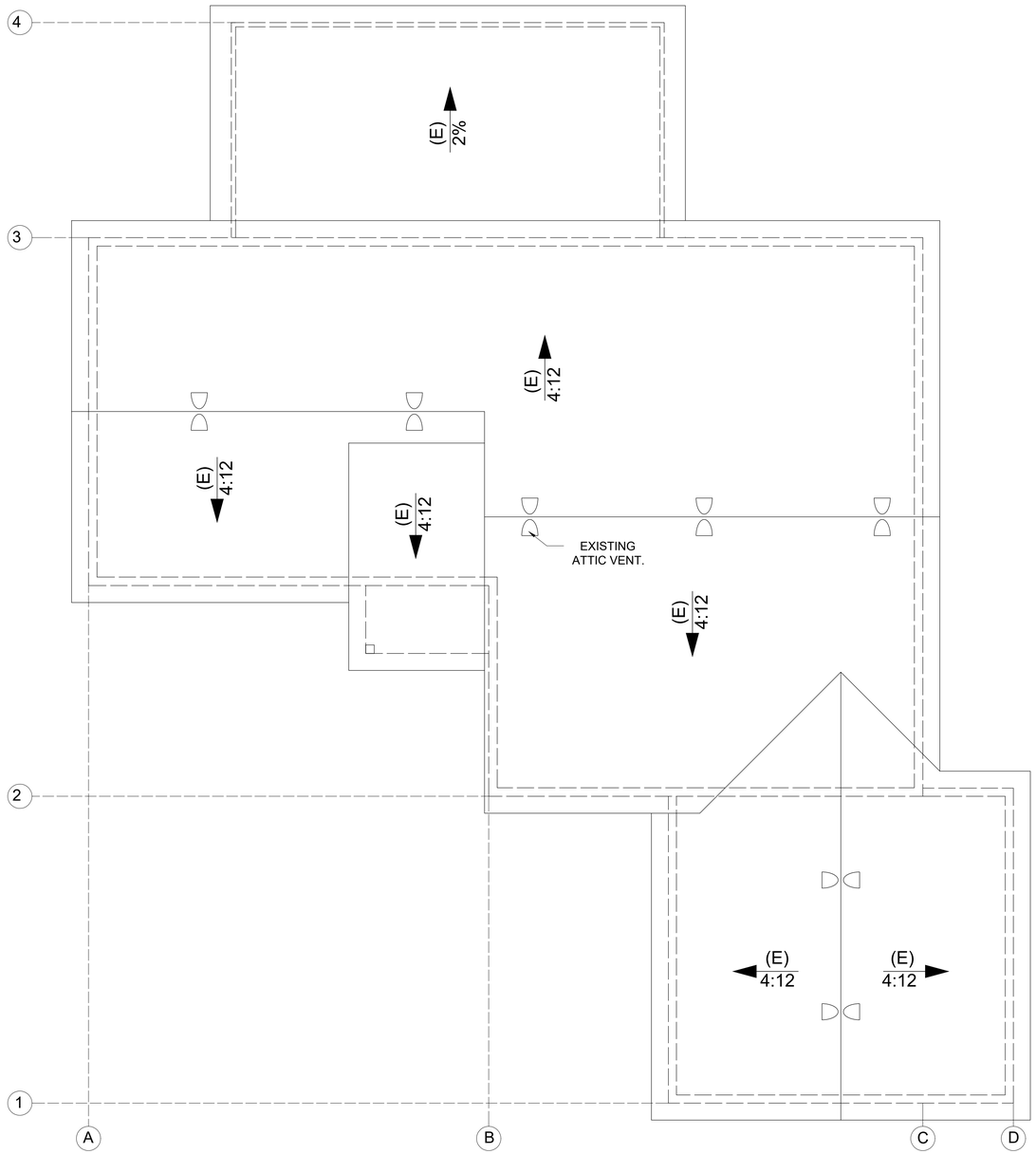
PAGE NAME: EXISTING FLOOR PLAN

STAMP:

A-3



EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"

ARCHISET INCORPORATION
Areg Vardanyan
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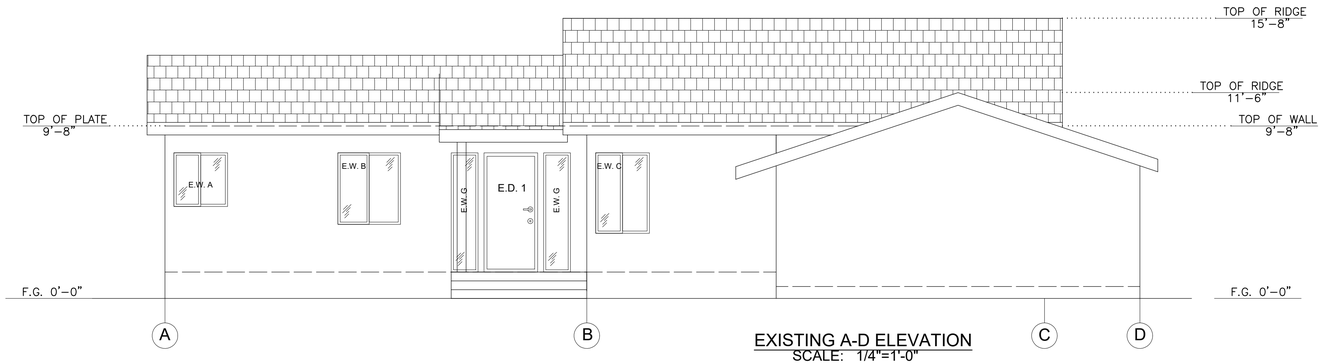
A-4



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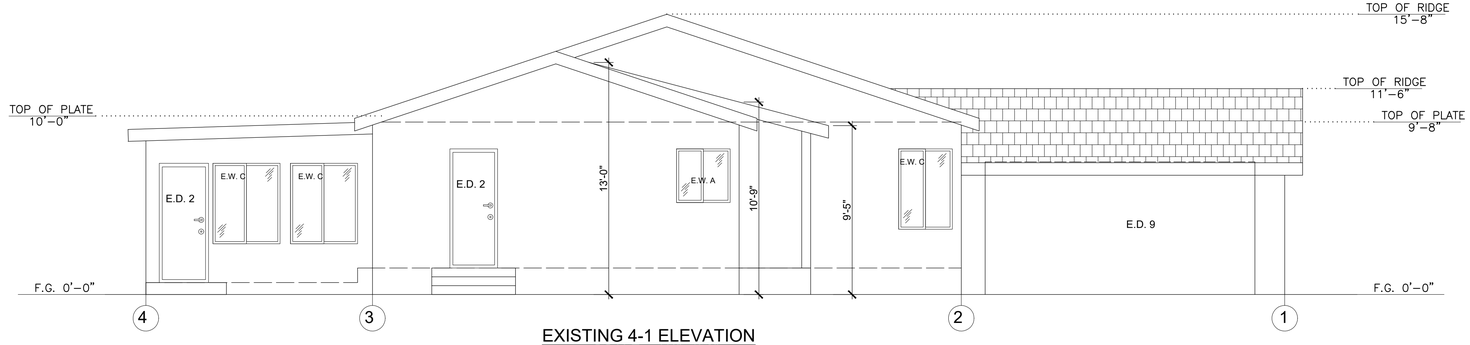

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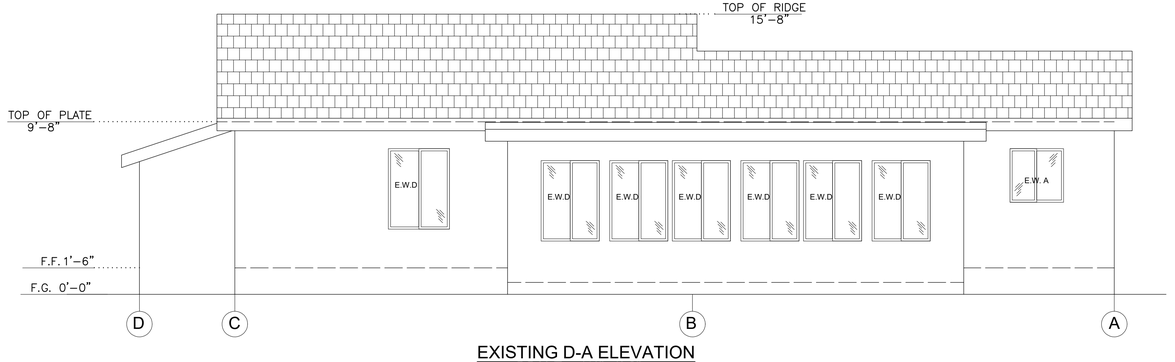
SCALE: 1/4"=1'-0"

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



EXISTING D-A ELEVATION
SCALE: 1/4"=1'-0"

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PAGE NAME: EXISTING ELEVATIONS

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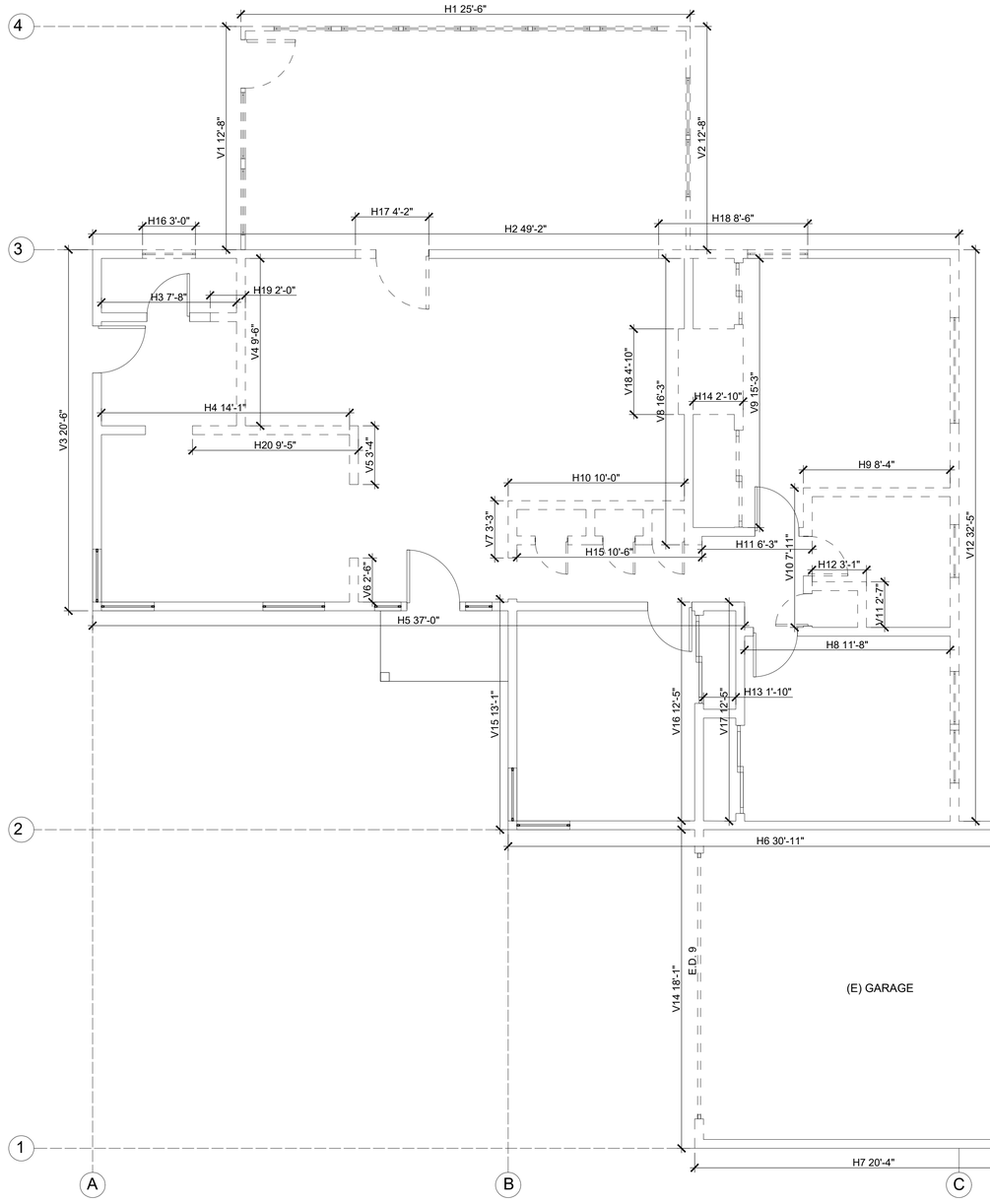
A-5



DEMO FLOOR PLAN
SCALE: 1/4"=1'-0"

TOTAL EXISTING WALL LENGHT			
V1	12'-8"	H1	25'-6"
V2	12'-8"	H2	49'-2"
V3	20'-6"	H3	7'-8"
V4	9'-6"	H4	14'-1"
V5	3'-4"	H5	37'-0"
V6	2'-6"	H6	30'-11"
V7	3'-3"	H7	20'-4"
V8	16'-3"	H8	11'-8"
V9	15'-3"	H9	8'-4"
V10	7'-11"	H10	10'-0"
V11	2'-7"	H11	6'-3"
V12	32'-5"	H12	3'-1"
V13	18'-7"	H13	1'-10"
V14	18'-1"	H14	2'-10"
V15	13'-1"	H15	10'-6"
V16	12'-5"		
V17	12'-5"		
TOTAL LENGTH 452'-7"			

TOTAL DEMO WALL LENGHT			
V1	12'-8"	H1	25'-6"
V2	12'-8"	H9	8'-4"
V12	32'-5"	H10	10'-0"
V7	3'-3"	H12	3'-1"
V4	9'-6"	H14	2'-10"
V5	3'-4"	H15	10'-6"
V9	15'-3"	H16	3'-0"
V10	7'-11"	H17	4'-2"
V11	2'-7"	H18	8'-6"
V14	18'-1"	H19	2'-0"
V18	4'-10"	H20	9'-5"
TOTAL LENGTH 209'-10"			

209'-10"/452'-7"=0.46
46% DEMOLITION
46% < 50%

ARCHISET INCORPORATION
Areg Vardanyan
ADD.: 200 W Gleonaks Blvd
Suite 202
Glendale, CA 91202
Tel.: (818)-210 8894
E-mail info.archiset@gmail.com

PROJECT #:	25-27
PLOT DATE:	7/24/25
DRAWN BY:	SH
CHECKED BY:	AV

ADDRESS: 2118 Hilton Dr, Burbank, CA 91504

OWNER: LILIT KALANTARYAN

PAGE NAME: EXISTING FLOOR DEMO PLAN

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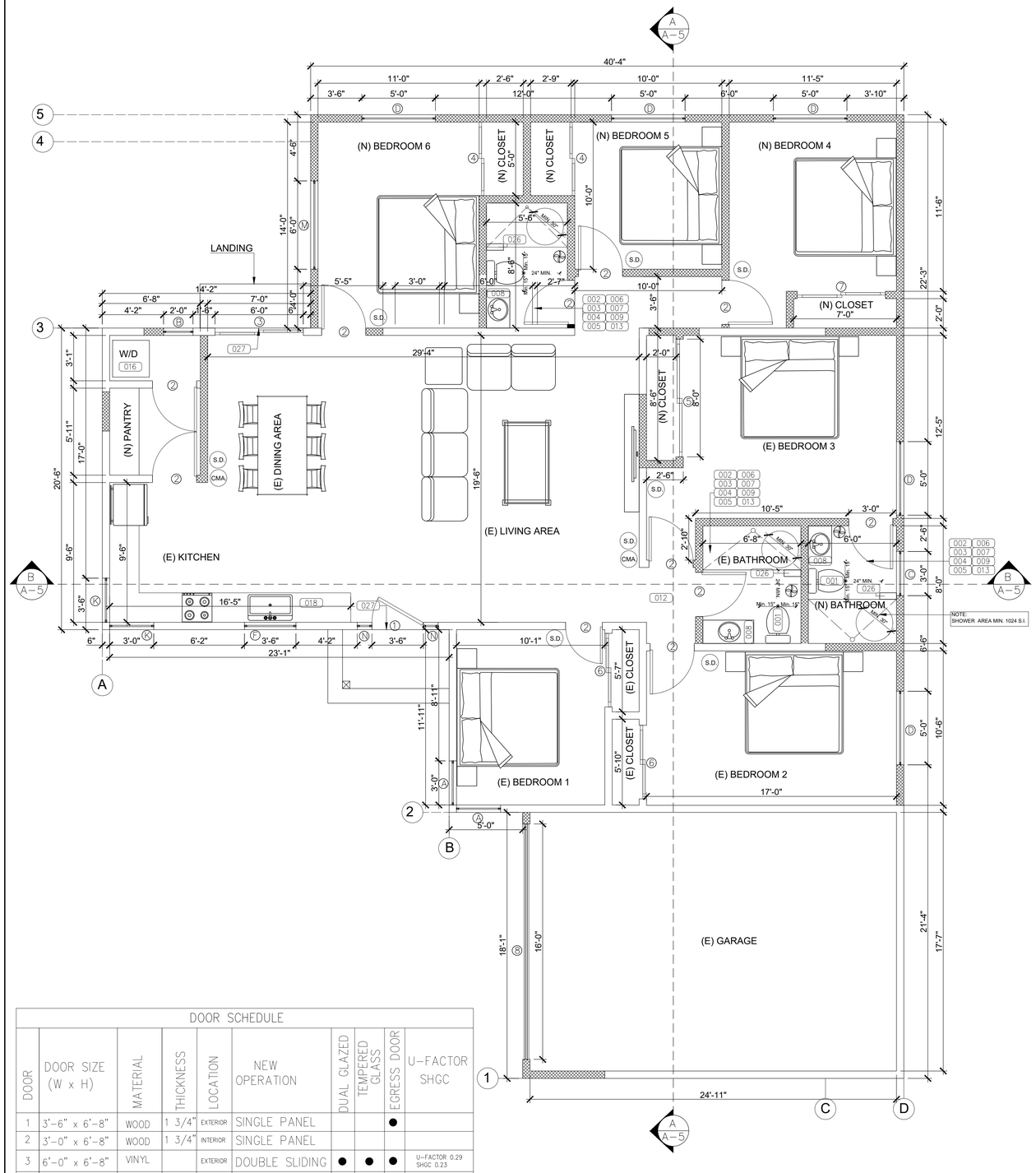
A-6



PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

DOOR SCHEDULE									
DOOR	DOOR SIZE (W x H)	MATERIAL	THICKNESS	LOCATION	NEW OPERATION	DUAL GLAZED	TEMPERED GLASS	EGRESS DOOR	U-FACTOR SHGC
1	3'-6" x 6'-8"	WOOD	1 3/4"	EXTERIOR	SINGLE PANEL			●	
2	3'-0" x 6'-8"	WOOD	1 3/4"	INTERIOR	SINGLE PANEL				
3	6'-0" x 6'-8"	VINYL		EXTERIOR	DOUBLE SLIDING	●	●	●	U-FACTOR 0.29 SHGC 0.23
4	5'-0" x 6'-8"	WOOD		INTERIOR	DOUBLE SLIDING				
5	8'-0" x 6'-8"	WOOD		INTERIOR	DOUBLE SLIDING				
6	5'-0" x 6'-8"	WOOD		INTERIOR	DOUBLE SLIDING				
7	6'-8" x 6'-8"	WOOD		INTERIOR	DOUBLE SLIDING				
8	16'-0" x 7'-0"	VINYL		EXTERIOR	GARAGE GATE				

NOTE: SMOKE ALARM REQUIREMENTS
1. AN APPROVED SMOKE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION AND ALTERATION, REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING $1000. (CRC R 314.8.2)
2. BATTERY OPERATED SMOKE ALARMS PERMITTED IN EXISTING BUILDINGS WHERE NO CONSTRUCTION IS TAKING PLACE OR IN BUILDING UNDERGOING ALTERATION OR REPAIR THAT DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISHES, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT WHICH COULD PROVIDE ACCESS FOR WIRING. (CRC R314.6 EXCEPTIONS 1,3, CBC 907.2.11.9)
3. SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. (CRC R314.4, CBC 907.10.5)
4. SMOKE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP. (CRC R314.6, CBC 907.12.6, CBC 907.2.11.9)
5. SMOKE ALARMS SHALL COMPLY WITH SPECIFIC LOCATION REQUIREMENTS PER NFPA 72 SECTION 29.8.3.4

NOTE:
AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED FOR EXISTING NEW CONSTRUCTION WHEN THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE, FIREPLACE, AND/OR AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING. (CRC 315.2.1, CBC 915.1.1, CBC 915.1.5)
CO ALARMS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP. (CRC R315.5, CBC 915.4.1)
CO ALARMS SHALL BE LISTED FOR COMPLIANCE WITH UL 2034, UL 217, UL 2075, AND MAINTAINED PER NFPA 720. (CRC R315.1.1, R315.7.2, CBC 915.4.2, CBC 915.4.4, CBC 915.5.3)
CO ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT. (CRC R315.3, CBC 915.2)
CO ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. (CRC R315.5, CBC 915.4.5)
IN EXISTING DWELLING UNIT, A CO ALARM IS PERMITTED TO BE BATTERY OPERATED WHERE REPAIR OR RESULT IN THE REMOVAL OF WALL OR CEILING FINISHES. (CRC R315.5 EXCEPTION 4, C 915.4.1 EXCEPTION 3)

NOTE:
EXTERIOR WALLS: CONSTRUCTED OF ONE-HOUR-RATED FIRE-RESISTIVE CONSTRUCTION ON THE EXTERIOR SIDE OR CONSTRUCTED WITH APPROVED NONCOMBUSTIBLE MATERIALS. SUCH MATERIAL SHALL EXTEND.

NOTE:
EXTERIOR WINDOWS, WINDOW WALLS AND GLAZED DOORS, WINDOWS WITHIN EXTERIOR DOORS,AND SKYLIGHTS SHALL BE TEMPERED GLASS, MULTI-LAYERED GLASS PANELS, GLASS BLOCK, OR HAVE A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES.

HVAC
R-8 DUCT INSULATION REQUIRED
SPACE HEATING MINIMUM AFUE: 80%
CENTRAL - AIR CONDITIONING - SPLIT SYSTEM HP. MINIMUM SEER: 16 REQUIRED: REFRIGERANT CHARGE MEASUREMENT/ DUCT SEALING

NOTE:
THE NFRC TEMPROARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS(INCL.TUBULAR)MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

HERS VERIFICATION REQUIREMENT
FIRM OR INDIVIDUAL RESPONSIBLE FOR THE VERIFICATION

NAME: LICENSE NO:

NOTE:
ENERGY CALCULATION SEE ON PAGE T-24.

PROVIDE CONNECTION DETAILS OF GUARDRAIL AND-OR HANDRAIL ON OPEN SIDE OF BALCONIES, DECKS, LANDINGS,
AND STAIRS ADEQUATE TO SUPPORT A SINGLE CONCENTRATED 200 LBS. LOAD APPLIED IN ANY DIRECTION AT ANY
POINT ALONG THE TOP. (CRC T-R301.5, CBC T-1607.1)
WHERE BALCONY OR OTHER ELEVATED WALKING SURFACES ARE EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN,
SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, THE
CONSTRUCTION DOCUMENTS SHALL INCLUDE: (CRC R106.1.6, CBC 107.2.5)
1. DETAILS FOR ALL ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM.
2. MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. MANUFACTURER AND ICC/UL/FM NUMBER.
4. BALCONY SLOPE OF ALL AREAS ON THE PLAN.
5. NOTE ON PLAN THAT INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
WHERE BALCONY OR OTHER ELEVATED WALKING SURFACES ARE EXPOSED TO WATER FROM DIRECT OR BLOWING RAIN,
SNOW, OR IRRIGATION, AND THE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER, ALL
ELEMENTS OF THE IMPERVIOUS MOISTURE BARRIER SYSTEM SHALL NOT BE CONCEALED UNTIL INSPECTED
AND APPROVED. (CRC R109.1.5.3, CBC 110.3.6)
WOOD STRUCTURAL MEMBERS THAT SUPPORT MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER. THE IMPERVIOUS MOISTURE BARRIER SYSTEM PROTECTING THE STRUCTURE SUPPORTING FLOORS SHALL PROVIDE POSITIVE DRAINAGE OF WATER THAT INFILTRATES THE MOISTURE-PERMEABLE FLOOR TOPPING. (CRC R317.1; CBC 2304.12.2.5)

ENCLOSED FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE EXPOSED TO RAIN, SNOW, OR DRAINAGE FROM IRRIGATION, SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE. (CRC R317.1.3; CBC 2304.12.2.6)
PROVIDE THE FOLLOWING INFORMATION ON PLANS:
1. VENTILATION CALCULATIONS FOR BALCONY AND/OR ELEVATED WALKING SURFACE.
2. VENTILATION DETAIL SHOWING HOW NET FREE CROSS VENTILATION IS TO BE ACHIEVED. PROVIDE MANUFACTURER DATA.

INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

FLOOR PLAN KEYNOTES:

S.D.	SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS: 120v HARD-WIRED SMOKE ALARMS WITH BATTERY BACK-UP SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS: EACH BEDROOM,OC CEILING OR WALL OUTSIDE OF EACH SEPARATE BEDROOM,AND EACH STORY,INCLUDING BASEMENTS(NEW CONSTRUCTION).WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT,THE SMOKE ALARM SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATIONOF ONE WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT.THE ALARM SHALL BE CLEARLY AUDIBLE IN ALLBEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. (CRC R314.1)
CMA	AN APPROVED CARBON MONOXIDE DETECTOR RECEIVING ITS PRIMARY SOURCE OF POWER FROM THE BUILDING WIRING AND HAVING BATTERY BAK-UP SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA OR BEDROOMS AND ONE ON EVERY LEVEL OF THE DWELLING INCLUDING BASEMENTS.WHERE MORE THAN ONE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT,THE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT.THE ALARM IS PERMITTED TO BE SOLELY BATTERY OPERATED WHERE THE WORK DOES NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES,OR IS NO ACCESS THROUGH AN ATTIC, BASEMENT OR CRAWL SPACE.(CRC R315.1)
⊕	50 CFM INTERMITTENT VENTILATION BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL. 4.506.1
001	ALL WATER CLOSET SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH.
002	HOT-MOP SHOWER PAN WITH CERAMIC TILE WAINSCOT UP TO CEILING, (SEE FLOOR PLAN FOR SIZE OF SHOWER). PROVIDE SHATTERROOF GLASS ENCLOSURE. PROVIDE SOAP DISH AT TUB AND SHOWER,
003	ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE.
004	PROVIDE 72" HIGH NON-ABSORBENT WALL FINISH ADJACENT TO SHOWER.
005	MINIMUM DIMENSION OF SHOWER TO BE 1024 SQ. INCH WITH 30" DIAMETER CLEAR.
006	PROVIDE TEMPERED GLASS ON DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5'-0" OF STANDING SURFACE).
007	2X6 STUDS AT 16" O.C.PLUMBING WALL.
008	G.F.I. OUTLET
009	PROVIDE SOUND INSULATION AT ALL BATHROOM & LAUNDRY ROOM WALLS.
010	ELECTRIC WATER HEATER HPS10 50H45DV 2 **
011	GLAZING IN EXTERIOR DOORS OR 40 INCHES OF ANY LOCKING MECHANISM SHALL BE OF FULLY TEMPERED GLASS. OR RATED BURGLARY RESISTANT GLAZING.
012	A. MINIMUM OF 22"x30" ATTIC ACCESS AT 30" MIN. CLEAR HEADROOM.
013	R-4 INSULATION SHALL BE INSTALLED ON THE FIRST 5 FEET OF HOT AND COLD WATER PIPES.
014	(E)WATER HEATER
015	(E) HVAC UNIT IN THE ROOF
016	A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED DRYER EXHAUST DUCT IS LIMITED TO 14' WITH TWO 90% ELBOWS. A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6'-0" AND CANNOT BE CONCEALED.
017	NEW WASHER AND DRYER
018	NEW COUNTER W/ CABINETS ABV.
019	NEW REFRIGERATOR BY OWNER
020	NEW SINK BY OWNER
021	NEW STOVE BY OWNER
022	NEW DISHWASHER BY OWNER
023	NEW FULL HEIGHT CABINETS
024	(E)ELECTRIC METER
025	WASHER/DRYER SPACE. ROUGH-IN PLUMBING FOR HOT/COLD WATER & WASTE. VENT DRYER TO OUTSIDE AIR, PROVIDE 120V & 220V ELEC. OUTLET.
026	12"x12" MINIMUM PLUMBING ACCESS FOR TUBS.
027	1" MAX. DROP. THE LANDING OR FINISHED FLOORS SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THRESHOLD EXCEPT THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL NOT BE MORE THAN 7¾" BELOW THE TOP OF THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OF FLOOR

WALL LEGEND:
(N) 2x4@16"OC STUD WALLS

GENERAL LEGEND:
(N) = NEW ELEMENT

SECTIONR327

AGING-IN-PLACE DESIGN AND FALL PREVENTION.
R327.1 AGING-IN-PLACE DESIGN AND FALL PREVENTION.
NEWLY CONSTRUCTED DWELLINGS SUBJECT TO THE REQUIREMENTS OF THIS CODE SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTIONS R327.1.1 THROUGH R327.1.4.
EXCEPTIONS:
1.COVERED MULTIFAMILY DWELLINGS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CHAPTER 11A OF THE CALIFORNIA BUILDING CODE.
2.PUBLIC HOUSING AND PLACES OF PUBLIC ACCOMMODATION REQUIRED TO COMPLY WITH CHAPTER 11B OF THE CALIFORNIA BUILDING CODE.
R327.1.1REINFORCEMENT FOR GRAB BARS.
AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION.
1.REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
2.REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH (51 MM BY 203 MM) NOMINAL LUMBER, [11/2 INCH BY 7¼ INCH (38 MM BY 184 MM) ACTUAL DIMENSION] OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES (812.8 MM) AND 39¼ INCHES (997 MM) ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
3.WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
4.SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
5.BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES (152.4 MM) ABOVE THE BATHTUB RIM.
EXCEPTIONS:
1.WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
2.REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY- INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.
3.SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
4.BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
5.REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

ALL DOORS AND WINDOWS SHALL MEET CITY OF BURBANK SECURITY ORDINANCE

WINDOW SCHEDULE

WINDOW	OPENING SIZE W x H	MATERIAL	LOCATION	TYPE	DUAL GLAZED	TEMPERED GLASS	NEW OPERATION	EGRESS	FRAME	U-FACTOR SHGC
A	3'-0"-x 4'-6"	VINYL	BEDROOM	A	●		SLIDER XO	●	NAIL-IN	U-FACTOR 0.29 SHGC 0.23
B	2'-0"-x 2'-0"	VINYL	LAUNDRY	A	●		SLIDER XO		NAIL-IN	U-FACTOR 0.29 SHGC 0.23
C	3'-0"-x 2'-0"	VINYL	BATHROOMS	A	●	BATH. ●	SLIDER XO		NAIL-IN	U-FACTOR 0.29 SHGC 0.23
D	5'-0"-x 4'-0"	VINYL	BEDROOM	A	●		SLIDER XO	●	NAIL-IN	U-FACTOR 0.29 SHGC 0.23
F	3'-6"-x 4'-0"	VINYL	KITCHEN	A	●		SLIDER XO		NAIL-IN	U-FACTOR 0.29 SHGC 0.23
K	3'-0"-x 3'-0"	VINYL	KITCHEN	A	●		SLIDER XO		NAIL-IN	U-FACTOR 0.29 SHGC 0.23
N	1'-0"-x 6'-8"	VINYL	LIVING ROOM	A	●		FIXED		NAIL-IN	U-FACTOR 0.29 SHGC 0.23
M	6'-0"-x 4'-0"	VINYL	BEDROOM	A	●		SLIDER XO	●	NAIL-IN	U-FACTOR 0.29 SHGC 0.23

ARCHISET INCORPORATION
Areg Vardanyan
ADD.: 200 W Gleonaks Blvd
Suite 202
Glendale, CA 91202
Tel.: (818)-210 8894
E-mail info.archiset@gmail.com

PROJECT #: 25-27
PLOT DATE: 7/24/25
DRAWN BY: SH
CHECKED BY: AV

ADDRESS: 2118 Hilton Dr, Burbank, CA 91504
OWNER: LILIT KALANTARYAN
PAGE NAME: PROPOSED FLOOR PLAN

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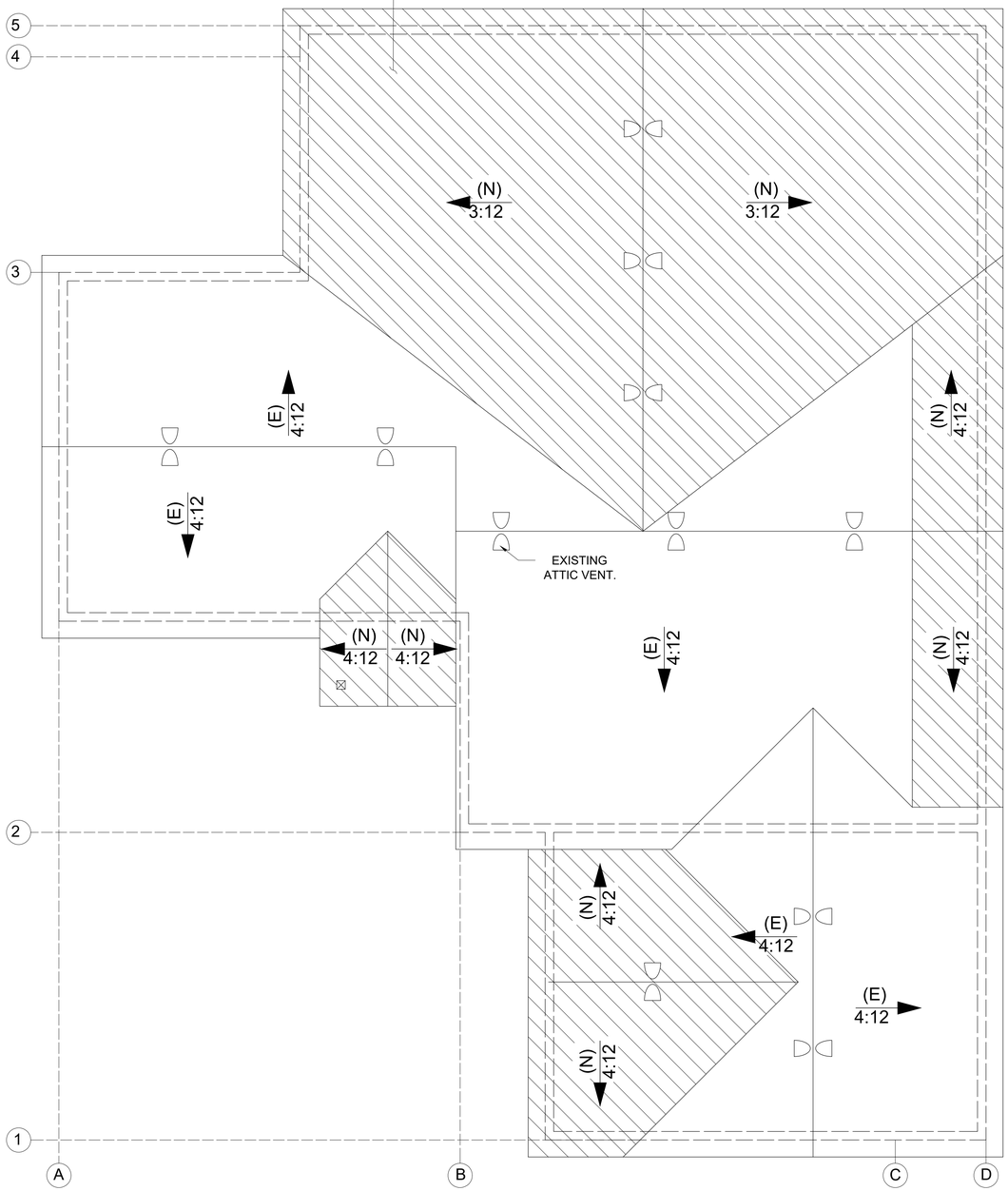
A-7

(N) CLASS 'A' ASPHALT SHINGLES OVER 15# FELT, OVER 1/2" CDX PLYWOOD.
MANUFACTURER - IKO INDUSTRIES LTD, , BRAND - IKO CAMBRIDGE COOL COLORS
MODEL - DUAL BROUNN COOL PLUS . CRRC PRODUCT ID # 1214-0011 ,
SOLAR REFLECTANCE 0.23 , THERMAL EMITTANCE 0.91 , SRI 23



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

Residential Roofing **TECHNICAL DATA SHEET** 10/2023

IKO Dynasty®

APPLICABLE STANDARDS[a]

ASTM D3462 Product Standard
ASTM D3018 Product Standard
ASTM D3161 Class F Wind Test
ASTM D7158 Class H Wind Test
ASTM E108 Class A Fire Test[b]
UL 790 Class A Fire Test[b]
CAN/ULC S107 Class A Fire Test (Canada)[b]
FM 4473 Class 3 Impact Resistance Test[c]
CSA A123.5 Product Standard (Canada)
Miami-Dade Product Approval[a] here
Florida Building Code High-Velocity Hurricane Zone (HVHZ) Approval[a] here
Texas Department of Insurance Details here

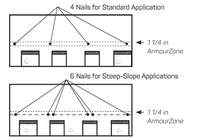
NOTE: *IKO Dynasty shingles meet or exceed the requirements in the product standards referenced at the time of manufacture, including minimum total product weight, minimum tear-strength resistance, maximum granule loss and minimum asphalt mass.*

SAFETY INFORMATION

CAUTION: Working at heights on sloped-roof surfaces can be dangerous. Do not install until all appropriate safety precautions are followed. Always wear appropriate personal protective equipment (PPE), including appropriate fall protection equipment.

This product's Safety Data Sheet (SDS) is available here.

SHINGLE INSTALLATION



Shingles must be installed according to all of IKO's application instructions. Some select installation requirements are highlighted here.

1. The space beneath the roof deck (e.g., attic) should be thoroughly ventilated to minimum local building code requirements.
2. Shingles should be installed with 5 7/8-inch shingle exposure to the weather.
3. Offsets between courses are recommended to be 10 inches.
4. It is critical to use the nail lines as a guide and position nails in either nail line or in the zone between the nail lines.
5. On steep slopes (2:12 or steeper) and mansard roofs, six nails must be placed in the lower nail line.
6. Open metal valleys are recommended for best roof system performance.
7. Never apply asphalt shingles to roof slopes less than 2:12. For slopes 2:12 to less than 4:12 (low slope), see special underlayment requirements outlined in the IKO application instructions.

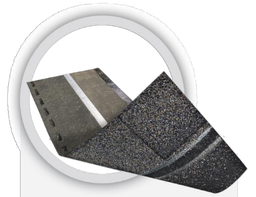
Complete product installation details can be found here.

The information on this Technical Data Sheet is based upon data considered to be true and accurate at time of issue, based on laboratory tests and production measurements, and is offered solely for the user's consideration, investigation and verification. Nothing contained herein is representative of a warranty or guarantee for which the manufacturer can be held legally responsible. The manufacturer does not assume any responsibility for any misrepresentation or assumptions the reader may formulate. To confirm the most current product technical information and compliances, please contact IKO directly at: **United States 1-888-IKO-ROOF** [1-888-456-7663]; **Canada 1-855-IKO-ROOF** [1-855-456-7663].

*[a]The Impact Resistance rating is solely for the purpose of enabling residential property owners to obtain a reduction in their residential insurance premium, if available. It is not to be construed as any type of express or implied warranty or guarantee of the impact performance of this shingle by the manufacturer, supplier or installer, and damage from hail is not covered under the Limited Warranty. For further details concerning the FM 4473 standards, visit the FM Approvals website.[b]Compliance with listed products standards is based on sampling and testing of products as manufactured.[c]When shingles are installed with an approved underlayment. YM-D and FBC HVHZ approvals apply only to shingles available in the southeast U.S. market. For more information, please contact IKO at: **1-888-IKO-ROOF** [1-888-456-7663].*

Residential Roofing **TECHNICAL DATA SHEET** 10/2023

IKO Dynasty®



Dynasty laminated two-piece, asphalt shingles feature IKO's Armourzone, a 1 1/4-inch-wide nailing area, made with a tough reinforcing band for incredible nail-holding power.

FIBERGLASS-REINFORCED ASPHALT SHINGLES

Dynasty's durable fiberglass mat and thick asphalt coating not only make it one of the heaviest shingles in its class, but also enable Dynasty to achieve a Class 3 Impact Resistance rating.[1] IKO's proprietary FastLock® sealant along the shingle's bottom edge, once activated by the radiant heat of the sun, creates a super-strong bond to help the shingles seal down. Unlike many other laminated shingle brands, three bundles of Dynasty cover a full square (100 square feet) of roof area.

Click here or scan this QR code for product literature, color swatches and color availability.

FEATURES AND BENEFITS

- **ARMOURZONE REINFORCEMENT**
- **FULL SQUARE COVERAGE**
- **CLASS 3 IMPACT RESISTANCE RATING[1]**
- **PROPRIETARY FASTLOCK SEALANT**
- **BLUE-GREEN ALGAE RESISTANT**

GENERAL INFORMATION

SHINGLES/BUNDLE	20
COVERAGE/BUNDLE	33.3 ft.² (3.1 m²)
COVERAGE/THREE BUNDLES	100 ft.² (9.29 m²)
BUNDLES/PALLET	56
PALLET SIZE	40 x 53 1/2 in. (102 x 136 cm)
PRODUCT STOCK NO. (U.S.)	4973XXX
PRODUCT STOCK NO. (CANADA)	4974XXX

NOTE: *XXX refers to numerical product color code. Product color availability varies by region.*

PRODUCT DIMENSIONS

LENGTH	40 7/8 in. (1,038 mm)
WIDTH	13 3/4 in. (349 mm)
EXPOSURE	5 7/8 in. (149 mm)

Product dimensions shown are subject to normal manufacturing tolerances of +/- 1/4 in. (6 mm) on the shingle's length and +/- 1/8 in. (3 mm) width.

TOTAL ATTIC AREA: 1,135 SQ.FT.
1,135 X 144 = 163,440 SQ. IN.
163,440/150 = 1,089.6 SQ.IN. VENT REQUIRED
PROVIDE 100 SQ.IN. OF NET FREE AREA PER PIECE
1,089.6 SQ. IN. VENT REQUIRED/100 = 10.9 REQUIRED
PROVIDED TOTAL OF (ELEVEN) ATTIC VENTS

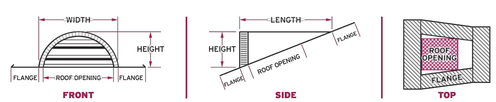
INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

APPLICABLE ATTIC VENT MODEL

GIBRALTAR BUILDING PRODUCTS

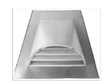
SPECIFICATIONS
DORMER VENTS

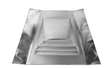
#BH24-1/8 #LPDG19-1/8 #LPDH18-1/8 #LPSD20-1/8 #STDS24-2B-1/8



DORMER VENTS - 1/8th inch screen

PART#	DESCRIPTION	HEIGHT	WIDTH	ROUGH OPENING	N.F.V.
BH24-1/8	12" x 24" Square Tail	12"	24"	12" x 9"	100 sq. in.
LPDG19-1/8	19" Low Profile	4"	19"	19" x 10"	43 sq. in.
LPDH18-1/8	18" Low Profile	7"	18"	18" x 10"	81 sq. in.
LPSD20-1/8	20" Low Profile (Simpson)	2.75"	20"	19" x 10"	48 sq. in.
STDS24-2B-1/8	12 x 24 Soft Aluminum - 2 Sides	12"	24"	12" x 9"	100 sq. in.


BH24-0.125


STDS24-2B-0.125


LPDG19-0.125

SUB BASES

PART#	DESCRIPTION	HEIGHT	WIDTH	ROUGH OPENING	N.F.V.
358F1010S	18" Sub-Base - with screen	n/a	16.5"	12" x 9"	110 sq. in.
STD18SJ	18" Sub-Base - no screen	n/a	16.5"	10.5" x 10.5"	110 sq. in.
358F1414S	24" Sub-Base - with screen	n/a	22.5"	14" x 14"	196 sq. in.
STD24SJ	24" Sub-Base - no screen	n/a	22.5"	14" x 14"	196 sq. in.

STANDARD MATERIALS
ASTM A653/A653M - G90 hot dipped galvanized steel, 28GA and 26GA.
ASTM D9092 - mill phosphatized coating for painting.
.125 x .125 hot dipped galvanized wire screen.

CODE
Conforms to Federal Spec. QQ-S775A, Type 1, Class 4 ASTM A-527.
Meets FHA codes.

INSTALLATION GUIDELINES

Before installation, ensure that the substrate is uniform and even. Do not install venting products on uneven substrate. Installation shall be made in accordance with recognized sheet metal practices. SMACNA Architectural Sheet Metal Manual 6th Edition specifications shall be used as a guide and basis for detail whenever applicable. Gibraltar Building Products ventilation products can be nailed or riveted using conventional hand or power tools. Flashings shall be properly fastened to the substrate by means of wood or metal screws. When fastening dissimilar metals the use of stainless steel is recommended. Use of neoprene washers or similar gasketing material is acceptable.

NOTE: Recommended use of this product is for exhaust of warm dry or slightly moist air only. This product is not intended for venting or exhaust grease or liquid.

ARCHISET INCORPORATION
Areg Varyanyan
ADD.: 200 W Gleonaks Blvd
Suite 202
Glendale, CA 91202
Tel.: (818)-210 8894
E-mail info.archiset@gmail.com

PROJECT #:	25-27
PLOT DATE:	7/24/25
DRAWN BY:	SH
CHECKED BY:	AV

ADDRESS: 2118 Hilton Dr, Burbank, CA 91504
OWNER: LILIT KALANTARYAN
PAGE NAME: PROPOSED ROOF PLAN

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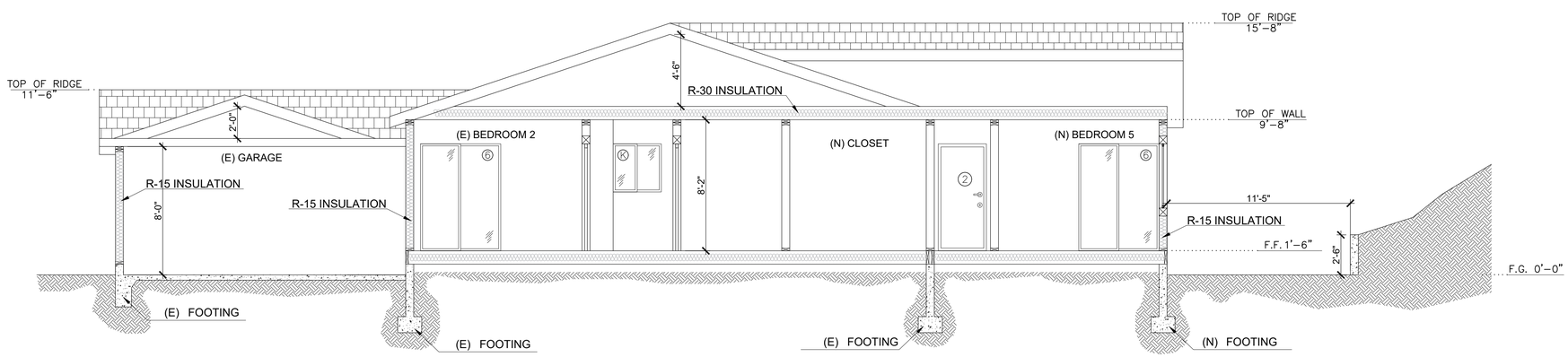
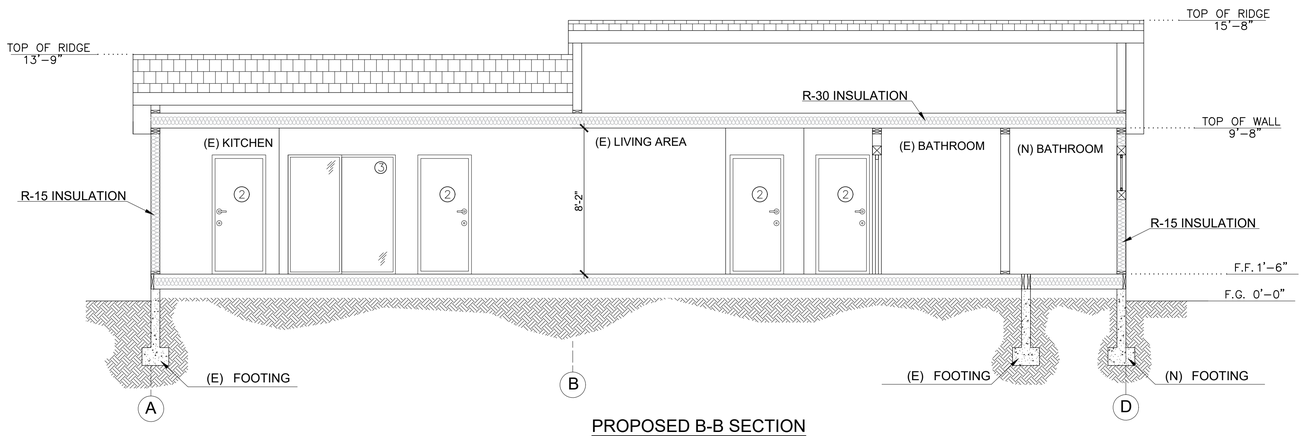
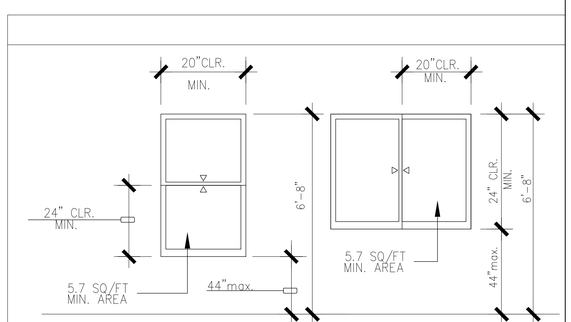


PROPOSED A-A SECTION
SCALE: 1/4"=1'-0"

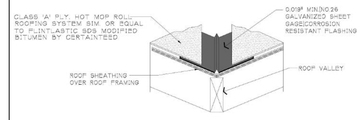


PROPOSED B-B SECTION
SCALE: 1/4"=1'-0"



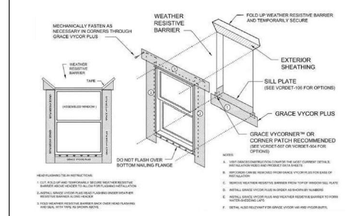
TYP. EMERGENCY EGRESS FROM SLEEPING ROOMS

BEDROOM EGRESS WINDOWS HAVE MINIMUM CLEAR OPENING AREA 5.7 S.F. WHEN ABOVE THE GRADE-FLOOR AND 5 S.F. ON THE GRADE-FLOOR, A MINIMUM NET HEIGHT OF 24", A MINIMUM NET WIDTH OF 20", AND A SILL HEIGHT NOT MORE THAN 44" ABOVE FINISH FLOOR. MANUFACTURER'S DATA SHOWING COMPLIANCE WITH EGRESS REQUIREMENTS MUST BE REPRODUCED ON THE DRAWINGS FOR ANY WINDOWS DEVIATING FROM THE APPROVED WINDOW SIZES SHOW ON THE CITY OF BURBANK CONVENTIONAL CONSTRUCTION SHEET. [CRC R310.0]



VALLEY DETAIL

1



WINDOW FLASHING DETAIL

2

1	NO. 26 GALVANIZED SHEET GAGE WEEP SCREED WITH A 3-12" FLANGE AT STUCCO SIDING PLACED MINIMUM OF 4 INCHES ABOVE EARTH PAVED AREAS (CRC R703.7.2.1, CBC 2512.12).

WEEP SCREEDS

☐ Weep screeds shall be a minimum of 0.019" (No. 26 galvanized) and corrosion-resistant or plastic. They shall have a minimum vertical attachment flange of 3-1/2" which shall be provided at or below the foundation plate line on exterior stud walls. The weep screed shall not be placed less than 4" above the earth and not less than 2" above paved areas. The weather-resistive barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed (see Figure CPA 055). (CRC R703.7.2.1, CBC 2512.1.2)

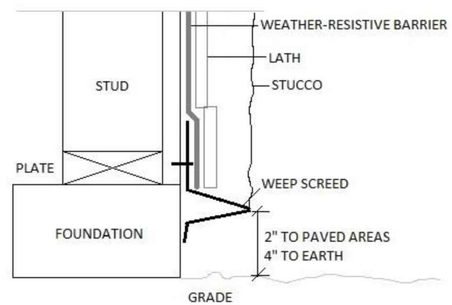


Figure CPA 055 – Weep Screed and Clearances

ARCHISET INCORPORATION
Areg Vardanyan
ADD.: 200 W Gleonaks Blvd
Suite 202
Glendale, CA 91202
Tel.: (818)-210 8894
E-mail info.archiset@gmail.com

PROJECT #:	25-27
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DRAWN BY:	SH
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ADDRESS: 2118 Hilton Dr, Burbank, CA 91504
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PAGE NAME: PROPOSED SECTIONS

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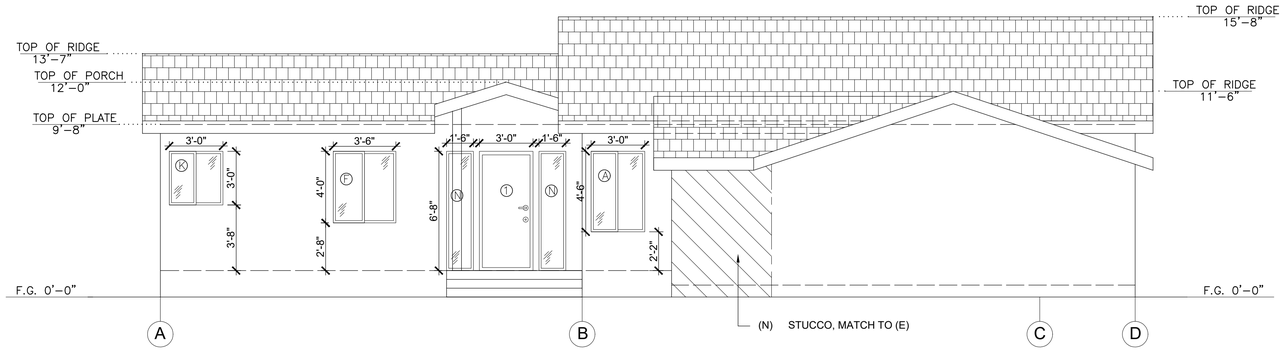
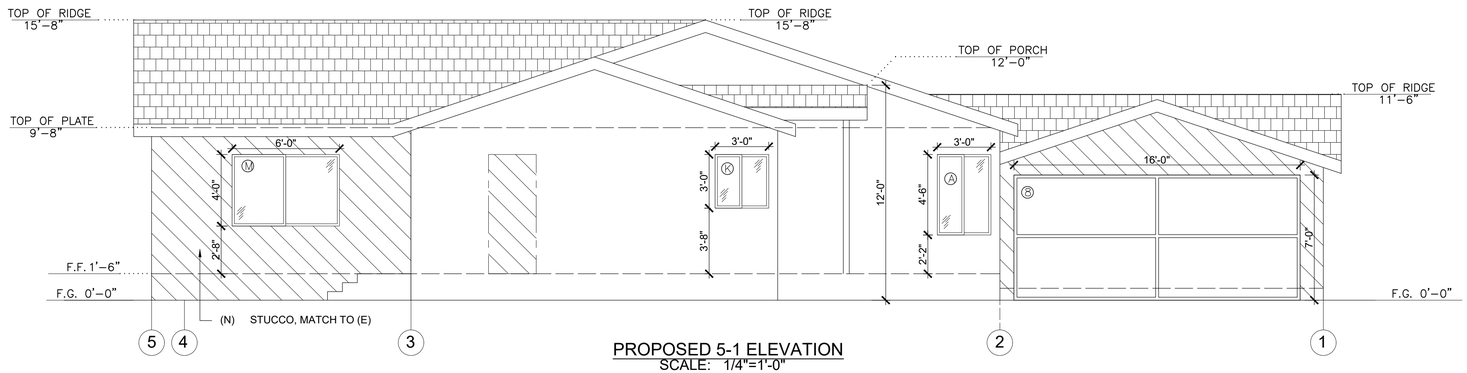
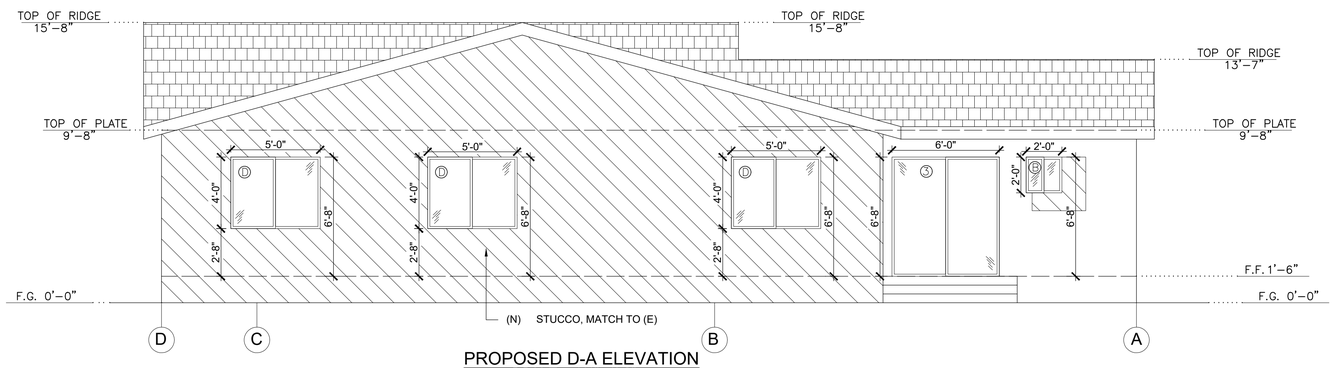


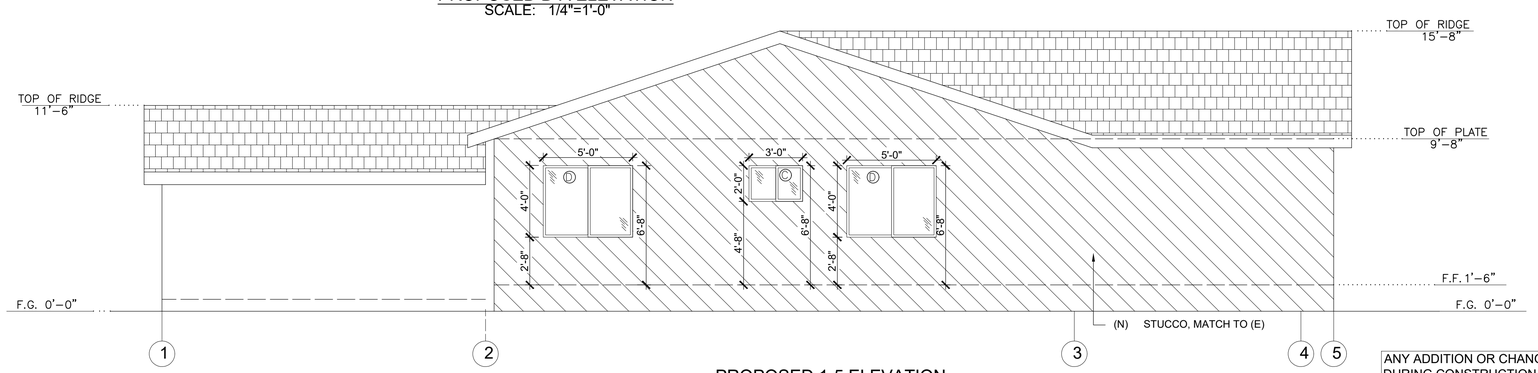
PROPOSED A-D ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED 5-1 ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED D-A ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED 1-5 ELEVATION
SCALE: 1/4"=1'-0"

ANY ADDITION OR CHANGES MADE TO THE APPROVED EXTERIOR ELEVATION DESIGN EITHER ON THE DRAWINGS OR DURING CONSTRUCTION WILL REQUIRE PLANNING DIVISION AND BUILDING & SAFETY DIVISION REVIEW AND APPROVAL AND MAY RESULT IN A DELAY OF THE PROJECT OR THE REMOVAL OF NON-APPROVED WORK.

ARCHISET INCORPORATION
Areg Vardanyan
ADD.: 200 W Gleonaks Blvd
Suite 202
Glendale, CA 91202
Tel.: (818)-210 8894
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A.O. Smith — Residential Electric Water Heater

VOLTEX® HYBRID ELECTRIC HEAT PUMP WATER HEATER

The Voltex Hybrid Electric heat pump water heater from A. O. Smith is the most cost effective energy-efficient option available for consumers who want to save money on their utility bills. Voltex can reduce water heating costs up to 71% and provide payback in 2-3 years. With annual savings of $437 or more, there is no better way to go green than Voltex.

HOW DO THEY WORK?

Absorb ambient heat from the surrounding air to heat water using a compressor and "Environmentally-Friendly" R134a refrigerant

- Self-contained heat pump unit is integrated into the top of the tank
- Multiple operating modes to maximize efficiency and performance

QUALIFIES FOR MANY STATE AND LOCAL UTILITY REBATES - CHECK WWW.DSIREUSA.ORG

INCREASED ENERGY EFFICIENCY

- Improved efficiency designed in, to ensure available hot water at the lowest possible cost. Up to a 3.24 Energy Factor (EF) Rating conserves energy and meets ENERGY STAR® qualifications

CHOICE OF OPERATING MODES

- Select from Efficiency, Hybrid, or Electric modes to match heating requirements to environmental conditions.
- Hybrid mode automatically adjusts between compressor and element, depending upon heat requirements.
- Vacation mode reduces operating costs and provides freeze protection during extended absence

BACKUP ELECTRIC ELEMENTS

- Long-lasting backup heating elements help heat water according to environmental conditions, demand, and the chosen operating mode

COREGARD™ ANODE ROD

- Our anode rods have a stainless steel core that extends the life of the anode rod allowing superior tank protection far longer than standard anode rods
- 66 and 80 gallon models have dual anodes for added protection.

DRY FIRE PROTECTION

- Control system checks to ensure the tank is full of water during start up to prevent dry firing the heating elements

ELECTRONIC USER INTERFACE

- User-friendly electronic interface allows easy control of temperature setting, operating mode, and communicates diagnostics
- Easy to read temperature display (see back) shows temperature in °F or °C
- Advanced diagnostics convey error messages for service purposes. The last four error messages are saved in the control system memory.

OTHER FEATURES

- Ideal for basements or garage installations; the compressor transfers heat to the water while dehumidifying and cooling the ambient air
- Washable air filter is easily removed for routine cleaning

OPTIONAL AIR DUCT ADAPTER KIT

- Permits installation in confined spaces

TEN YEAR LIMITED WARRANTY

- For complete information, consult written warranty or go to hotwater.com

A.O. Smith — Residential Electric Water Heater

Model Number	Gallon Capacity	Energy Factor by Mode			1st Hour Rating (Gal) By Mode			Dimensions in Inches					Approx. Shipping Weight (lbs)	Warranty Term
		Efficiency	Hybrid	Electric	Efficiency	Hybrid	Electric	A	B	C	D	E		
HPTU-50N	50	3.61	3.24	0.93	44.4	70	57.2	63	22	40-5/8	3-3/4	40-1/2	196	10
HPTU-66N	66	3.44	3.17	0.92	62.5	80	78.6	61	27	38	4	38	289	10
HPTU-80N	80	3.27	3.06	0.92	76.3	95	90.1	69	27	46	4	46	307	10

Requires 30 amp breaker.
Top T&P option not available.

ELECTRONIC USER INTERFACE

- User friendly, easy to read display.
- LEDs clearly indicate the current operating mode.
- Easily select operating mode:
  - Efficiency
  - Hybrid
  - Electric
  - Vacation
- Display communicates current status, mode and set point, and displays error messages when applicable.

EFFICIENCY MODE

- Utilizes the heat pump for all water heating.
- Automatically reverts to heating element if ambient air or water temperatures are outside optimal operating range for heat pump.

HYBRID MODE

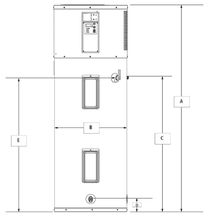
- Utilizes the heat pump or heating element, depending on demand.

ELECTRIC MODE

- Standard electric water heater operation.

VACATION MODE

- One touch operation maintains tank temperature of 60°F (15.6°C) during vacation or extended absence to reduce operating costs and provide freeze protection.
- Programmable up to 99 days.



OTHER FEATURES:

- Sacrificial anode to protect against tank corrosion.
- Environmentally-friendly non-CFC foam insulation.
- Durable, enhanced-flow brass drain valve.
- CSA certified and ASME rated temperature & pressure relief valve.

OPERATING REQUIREMENTS:

- Requires provision for condensate draining; if a suitable drain is not available, a condensate pump is required.
- 208/240 VAC 60Hz single phase 30 amp power supply.

For Technical Information, call 800-527-1953. A. O. Smith Corporation reserves the right to make product changes or improvements without prior notice.

25VNA4 INFINITY® VARIABLE SPEED HEAT PUMP WITH GREENSPEED™ INTELLIGENCE 2 TO 5 NOMINAL TONS

Carrier — Turn to the experts

PRODUCT DATA

Puron. INFINITY SYSTEM

Carrier's 25VNA4 with Greenspeed™ Intelligence is a breakthrough product providing up to 13 HSPF heating efficiency and up to 24 SEER cooling efficiency. The variable speed capacity control results in strong heating capacity as the outdoor temperature drops resulting in less reliance on auxiliary heat. Lower speed operation, when needed in cooling, for enhanced comfort and dehumidification.

This product has been designed and manufactured to meet Energy Star® criteria for energy efficiency when matched with appropriate coil components. Refer to the combination ratings in this Product Data for system combinations that meet Energy Star guidelines.

NOTE: Ratings contained in this document are subject to change at any time. Always refer to the AHRI directory (www.ahridirectory.org) for the most up-to-date ratings information.

Industry leading Features / Benefits

Energy Efficiency
- Up to 24 SEER, 15 EER, 13 HSPF
- Microtube Technology™ refrigeration system
- Indoor air quality accessories available

Sound
- Sound level as low as 51 dBA in low speed .

Comfort
- Variable speed compressor with capacity range from 25-100%
- Air cooled Inverter variable speed drive
  - System requires Infinity Control with Greenspeed capability
  - Energy Tracking capability with the Infinity Control Wall Control w/latest software version
    (Energy Tracking has the ability to monitor and estimate the energy consumption of your Infinity system.)

Reliability
- Non-ozone depleting Puron® refrigerant
- Front-seating service valves
- Greenspeed Intelligence actively monitors critical system parameters
- High pressure switch
- Discharge pressure transducer
- Electronic expansion valve (EXV) for heating, TXV for cooling
- Filter drier (field installed)
- Internal crankcase heater standard

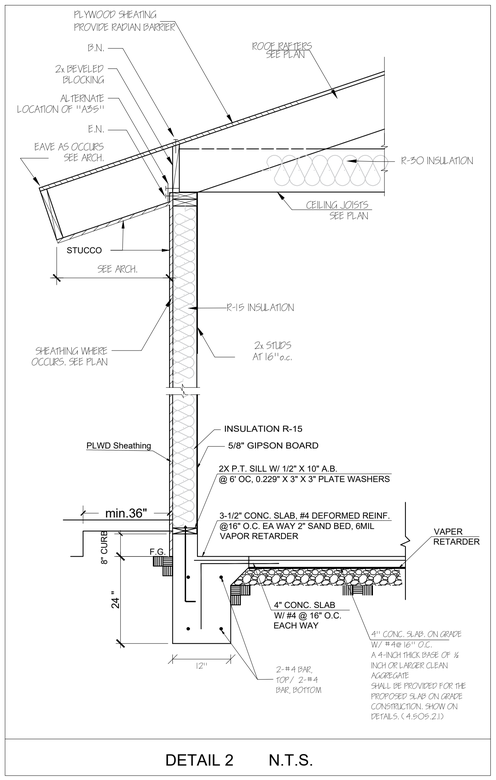
Flexibility and installation:
- 2 control wires to outdoor unit
- Minimum and maximum airflow adjustments
- Compressor heating capacity control
- Hybrid Heat™ Dual Fuel capable

Durability

WeatherArmor Ultra™ protection package:
- Solid, Durable sheet metal construction
- Steel louver coil guard
- Baked-on, complete outer coverage, powder paint

Applications
- Long-line - up to 250 feet (76.2 m) total equivalent length, up to 200 feet (60.96 m) condenser above evaporator, or up to 80 ft. (24.38 m) evaporator above condenser (See Longline Guide for more information.)

NOTE:
1. UNFIRED TANKS SHALL HAVE A MINIMUM R-12 INSULATION
2. R-7.7 INSULATION SHALL BE INSTALLED ON THE FIRST 5 FEET OF HOT AND COLD WATER PIPES.
3. ALL HOT WATER PIPING 3/4" OR LARGER, FROM THE WATER HEATER TO THE KITCHEN FIXTURES, SHALL HAVE R-7.7 INSULATION.



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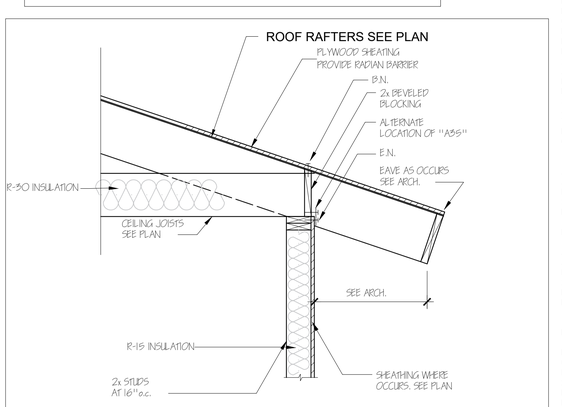
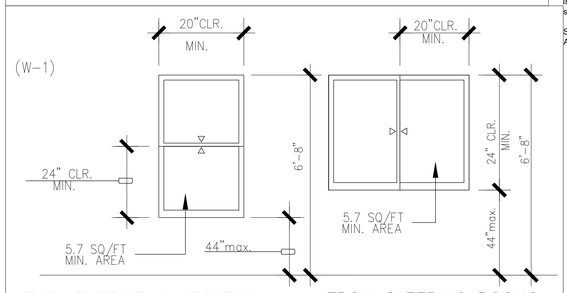


DETAIL 3 N.T.S.



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ICC EVALUATION SERVICE®

ICC-ES Evaluation Report

ESR-3465

Reissued September 2023

Subject to renewal September 2024

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DIVISION: 07 00 00 - THERMAL AND MOISTURE PROTECTION Section: 07 11 00—Dampproofing Section: 07 13 00—Sheet Waterproofing	REPORT HOLDER: HYDRO-GARD, LLC	EVALUATION SUBJECT: HYDRO-PRUFE® 80 MIL POLYVINYL CHLORIDE (PVC) DAMPROOFING AND WALL WATERPROOFING MEMBRANE SYSTEM	

1.0 EVALUATION SCOPE

1.1 Compliance with the following codes:

- 2012 and 2009 *International Building Code®* (IBC)
- 2012 and 2009 *International Residential Code®* (IRC)

Properties evaluated:

- Foundation dampproofing
- Wall waterproofing

1.2 Evaluation to the following green standards:

- 2020, 2015, 2012 and 2008 *ICC 700 National Green Building Standard™* (ICC 700-2020, ICC 700-2015, ICC 700-2012 and ICC 700-2008)

Attributes verified:

- See Section 3.0

2.0 USES

The Hydro-Prufe® 80 mil polyvinyl chloride (PVC) membrane system is a below-grade, exterior-wall sheet membrane system that performs as a foundation wall dampproofing and waterproofing material on cast-in-place concrete, concrete masonry, shotcrete, insulating concrete forms (ICFs) and treated wood foundations.

3.0 DESCRIPTION

Hydro-Prufe® 80 mil PVC membrane is a flexible, unreinforced, extruded sheet membrane system installed over a substrate buffer mat, and induction welded to adhesive coated metal induction plates which are pre-secured to code-complying substrates. Seams in the membrane are heat-fused, and the membrane, once installed, provides a continuous barrier to water ingress. A drainage medium is installed over the Hydro-Prufe® 80 mil PVC to allow groundwater to drain away from the building. An optional layer of Hydro-Prufe® high-density polyethylene can be installed over the drainage medium to provide additional protection.

The Hydro-Prufe® system includes: substrate buffer mat (Hydro-Ultra Mat); adhesive coated metal induction plates (Induction plates); dampproofing/waterproofing membrane (Hydro-Prufe® 80 mil PVC membrane); Gard-Drain drainage medium (Gard-Drain and Gard–Drain BCS Base Drain); membrane flashings (Hydro-Prufe® PVC flashings); optional high-density polyethylene protective layer (HDPE protective layer); termination stops (Hydro-Prufe® PVC extruded waterstop); and sealant tape (Gard-Stop SK tape).

1. PROVIDE AT LEAST ONE OF THE FOLLOWING:
A. ESS-READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS OR
B. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS. ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY MUST BE NOT LESS THAN ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS." AND
2 . A MINIMUM OF FOUR BRANCH CIRCUITS MUST BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT MUST SUPPLY THE REFRIGERATOR, ONE MUST SUPPLY THE LIGHTING CIRCUIT NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT MUST SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET; AND
3 . THE MAIN PANELBOARD MUST HAVE A MINIMUM BUSBAR RATING OF 225 AMP; AND
4 . SUFFICIENT SPACE MUST BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT OR TRANSFER SWITCH WITHIN 3 FT OF THE MAIN PANELBOARD. RACEWAYS MUST BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT OR TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.
HEAT PUMP SPACE HEATER READY (150.0(T)): IF NATURAL OR PROPANE GAS FURNACES ARE INSTALLED:
1 . DEDICATED, 240-VOLT BRANCH CIRCUIT WIRING MUST BE INSTALLED WITHIN 3 FT FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS MUST BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER MUST BE LABELED "240V READY." ALL ELECTRICAL COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE; AND
2 . THE MAIN ELECTRICAL SERVICE PANEL MUST HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER PERMANENTLY LABELED "FOR FUTURE 240V USE."
ELECTRIC COOKTOP READY SYSTEMS (150.0(U)): USING A GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS MUST INCLUDE THE FOLLOWING:
1 . DEDICATED, 240-VOLT BRANCH CIRCUIT WIRING MUST BE INSTALLED WITHIN 3 FT FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS MUST BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER MUST BE LABELED "240V READY." ALL ELECTRICAL COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE; AND
2 . THE MAIN ELECTRICAL SERVICE PANEL MUST HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE MUST BE PERMANENTLY LABELED "FOR FUTURE 240V USE."

ELECTRIC CLOTHES DRYER READY (150.0(V)): CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS MUST INCLUDE THE FOLLOWING:
1 . DEDICATED, 240-VOLT BRANCH CIRCUIT WIRING MUST BE INSTALLED WITHIN 3 FT FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS MUST BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER MUST BE LABELED "240V READY." ALL ELECTRICAL COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE; AND
2. THE MAIN ELECTRICAL SERVICE PANEL MUST HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE MUST BE PERMANENTLY LABELED "FOR FUTURE 240V USE."

GREEN BUILDING CODE REQUIREMENTS:
1. STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION: INDICATE PROPOSED MEASURES IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE site.
2. GRADING AND PAVING: PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXCEPTION: ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.

ARCHISET INCORPORATION
Areg Vardanyan
ADD.: 200 W Gleonaks Blvd
Suite 202
Glendale, CA 91202
Tel.: (818)-210 8894
E-mail info.archiset@gmail.com

PROJECT #: 25-27
PLOT DATE: 7/24/25
DRAWN BY: SH
CHECKED BY: AV

ADDRESS: 2118 Hilton Dr, Burbank, CA 91504
OWNER: LILIT KALANTARYAN
PAGE NAME: DETAILS AND NOTES

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A-11

ELECTRICAL NOTES per 2022 California Electrical Code

A. PANEL LOCATIONS
Panels shall not be located in the vicinity of easily ignitable material, such as clothes closets [CEC 240-24(D)], or in bathrooms [CEC 240-24(E)].

B. NON-METTALIC SHEATHED CABLE [CEC 334]
Non-metallic sheathed cable shall be:

1. Protected by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, schedule 80 PVC conduit, type RTRC marked with the suffix -XW, or other means when cable is exposed or subject to physical damage. [CEC 334.15(B)]
2. Protected by a 1/16-inch steel plate or sleeve or be not less than 1-1/4 inch from the nearest edge of the framing member, when installed through framing members. Steel plates or sleeves are required on all double shear walls when cable is installed either through or parallel to framing members [CEC 334.17, 300.4].
3. Protected by guard strips within 6 feet of an attic access when no permanent stairs or ladders are provided [CEC 334.23, 320.23].
4. 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 [CEC 320.23].
5. Have a bending radius not less than 5 times the diameter of the cable [CEC 334.24].
6. Supported at intervals not exceeding 4-1/2 feet and within 12" of every outlet box, junction box, cabinet, or fitting [CEC 334.30].

C. CIRCUITS AND RECEPTACLES

1. Tamper-Resistant Receptacles shall be installed as specified in dwelling units in all areas specified in 210.52 and 550.13. [CEC 406.12]
2. 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. [CEC 210.52(A)].
3. In kitchens, breakfast rooms, pantries and dining rooms a minimum of 2-20A circuits 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)] ;
   - Maximum 24 in. from the end of the counter [CEC 210.52 (C)(2(a))];
   - Maximum 20 in. above counter surface [CEC 210.52) (C)(3(1))];
   - Below countertop or works surfaces (one receptacle min.) not more than 12 in. below counter surface [CEC 210.52 (C)(3(3))].
4. Bathrooms shall have a separate 20A circuit [CEC 210.11(C)(3)] with at least one GFCI wall receptacle within 36 in. of each basin [CEC 210.8(A)(1); CEC 210.52(D)].
5. 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 the sink shall be GFCI [CEC 210.8(A)(7)].
6. 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)].
7. In hallways of 10 ft. or more in length, at least one receptacle shall be provided [CEC 210.52(H)].
8. Outdoor outlets shall be GFCI [CEC 210.8(A) (3)]. One outlet shall be installed at the front of the dwelling and one at the rear of the dwelling. Balconies, decks, and porches that are attached to the dwelling unit and are accessible from inside the dwelling unit shall have at least one outlet, Receptacles shall be accessible at grade level and not more than 6-1/2 ft. above grade or walking surface [CEC 210.52(E)].
9. All crawl space receptacles shall be GFCI [CEC 210.8(A)(4)].
10. All unfinished basement receptacles shall be GFCI unless they are not readily accessible or are service a dedicated appliance [CEC 210.8(A)(5)].
11. All receptacles within 6 ft. of a wet bar shall be GFCI [CEC 210.8(A)(7)].
12. All receptacles on 15A or 20A branch circuits that supply kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways laundry areas or similar rooms or areas shall be protected by combination-type Arc-Fault Circuit Interrupters (AFCI), including switched outlets [CEC 210.12(A)].
13. All receptacles serving appliances or motors with a rating of 1 HP or 6 Amps shall be on a separate circuit.
14. 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 receptacle shall be GFCI [CEC 210.8(4)].
15. Basements, Garages and Accessory Buildings. For a one-family dwelling, at least one receptacle outlet shall be installed in the areas specified in 210.52(G)(1) through (3)/ These receptacles shall be in addition to receptacles required for specific equipment. [CEC210.52]
    (1) Garages. In each attached garage and in each detached garage with electrical power. The branch circuit supplying this receptacle(s) shall not supply outlets outside of the garage. At least one receptacle outlet shall be installed for each car space.
    (2) Accessory Buildings. In each accessory building with electric power.
    (3) Basement. In each separate unfinished portion of a basement.

D. LIGHTING [CEC 210.70]

1. Switched lighting shall be installed in:
   - Every habitable room, kitchen, and bathroom, hallways, and stairways at each level,
   - Garages,
   - At all outdoor entrances and exits,
   - In all attics, under floor areas, utility rooms and basements used for storage
   - Near HVAC equipment in attic, under floor areas, rooms or basements, with a switch at the access point.
2. Lighting installed in a closet shall be a surface mounted or recessed fluorescent fixture or a surface mounted incandescent fixture with completely enclosed lamps or recessed incandescent fixture with completely enclosed lamps. Surface incandescent lighting shall be installed a minimum of 12 in. from the nearest point of a storage space. Surface fluorescent lighting and recessed lighting shall be installed a minimum of 6 in. from the nearest point of a storage space. [CEC 410.16(C)]

E. FANS
Each bathroom containing a bathtub, shower, or bathtub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code and the California Green Building Standards Code.

F. SMOKE ALARMS
In new construction, smoke alarms shall receive 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, CBC 907.2.10.5].

A. Luminaire Efficacy: All installed luminaires must meet the requirements in Table 150.0-A.	
Table 150.0-A Classification of High Luminous Efficacy Light Sources	
Automatically considered high luminous efficacy (does NOT require JA8 certification)	Must be JA8 certified/marked
1. LED light sources installed outdoors	7. All light sources installed in ceiling recessed downlight luminaires: Note that ceiling-recessed downlight luminaires must not have screw base sockets regardless of lamp type, as specified in §150.0(k)1C.
2. Inseparable solid state lighting (SSL) luminaires containing colored light sources that are installed to provide decorative lighting	8. Anything not listed in this table
3. Pin-based linear fluorescent or compact fluorescents with electronic ballasts	
4. High-intensity discharge (HID) light sources including pulse start metal halide and high-pressure sodium light sources	
5. Luminaires with a hardwired, high-frequency generator and induction lamp	
6. Ceiling fan lights kits subject to federal appliance regulations	

EXCEPTIONS:
1. Integrated Device Lighting: Lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors and garage door openers
2. Navigation Lighting: Lighting such as night lights, step lights and path lights less than 5 watts
3. Cabinet Lighting: Lighting internal to drawers, cabinetry and linen closets with an efficacy of 45 lumens per watt or greater

B. Screw-based Luminaires: Screw-based luminaires must contain lamps that comply with Reference Joint Appendix JA8.

C. Recessed Downlight Luminaires in Ceilings: There is a new exception to the airtight labeling and installation requirements for recessed luminaires that are either marked for use in fire-rated installations or are installed in non-insulated ceilings.

NOTE:

1. AT LIVING ROOM AND BEDROOM WALLS, AT KITCHEN COUNTERS ETC.- RECEPTACLE OUTLETS AT 12-FEET MAXIMUM O/C; AND 6-FEET MAXIMUM FROM WALL OPENINGS.

2. AT KITCHEN COUNTERS- LIMIT RECEPTACLE OUTLET SPACING = 48-INCHES O/C MAXIMUM; AND 24-INCHES MAXIMUM FROM END OF COUNTER.

3. ALL RECIPES LIGHTS SHOULD BE 4" AND SPACING MAX. BETWEEN LIGHT NEEDS TO BE 6 FEET

ALL SINGLE-FAMILY RESIDENTIAL BUILDINGS SHALL HAVE A NEWLY INSTALL PHOTOVOLTAIC SYSTEM. (Cal Energy Code 150.1(c)14)

$ SWITCH

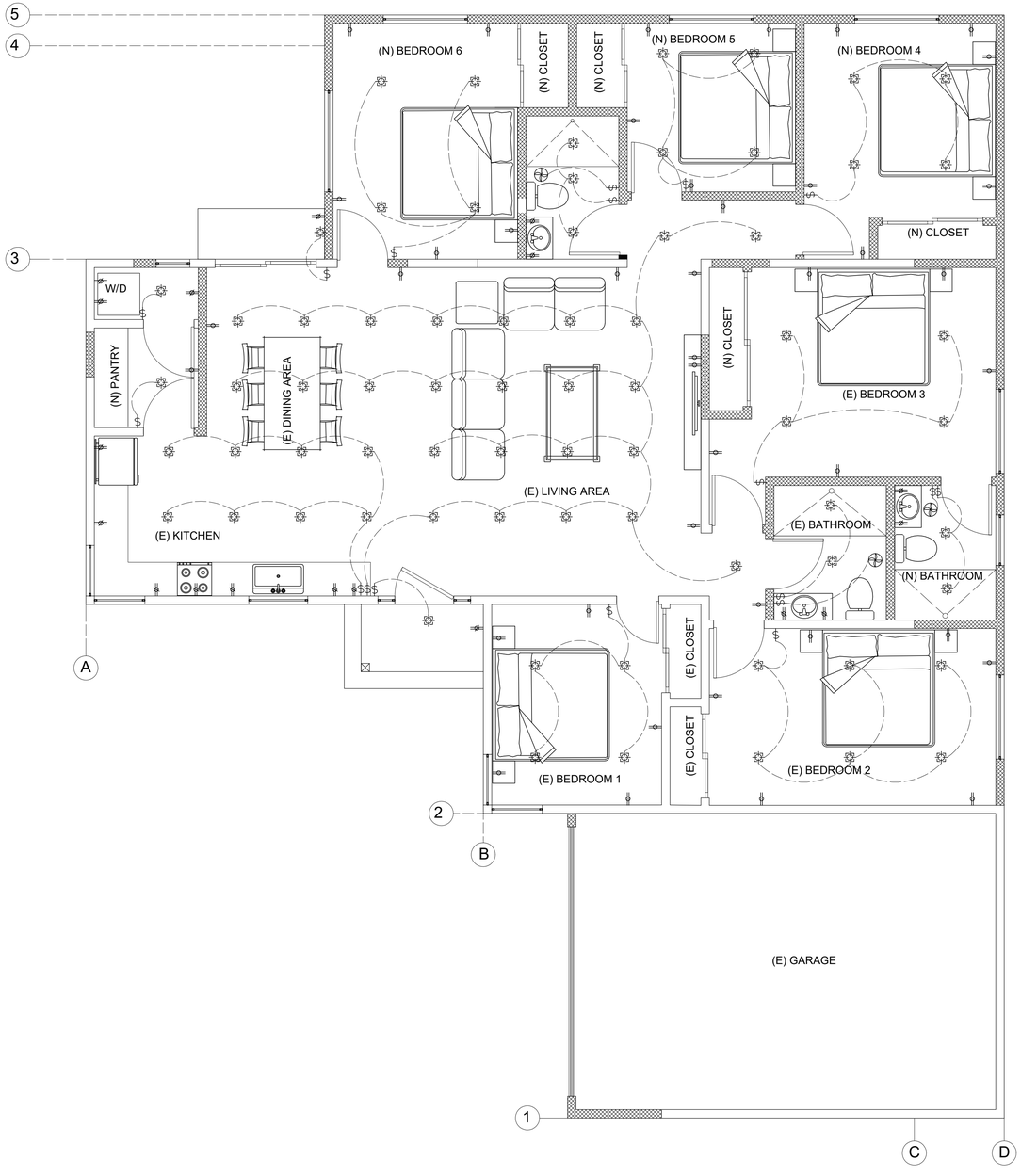
OUTLET

GFCI OUTLET

RECESSED LIGHT

WALL SCONCES

5 AIR /HR EXOST FAN SHALL BE ENERGY STAR COMPLIANT.



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

ARCHISET INCORPORATION
Areg Vardanyan
ADD.: 200 W Gleonaks Blvd
Suite 202
Glendale, CA 91202
Tel.: (818)-210 8894
E-mail info.archiset@gmail.com

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ADDRESS: 2118 Hilton Dr, Burbank, CA 91504

OWNER: LILIT KALANTARYAN

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E-1