GENERAL NOTES

1. TAKE CAREFUL NOTE OF ALL REQUIREMENTS UNDER DIVISION 1 – GENERAL REQUIREMENTS THAT ARE MADE A PART OF THE CONTRACT, INCLUDING PROJECT REQUIREMENTS, GENERAL REQUIREMENTS, PROJECTION AND SPECIAL PRECAUTIONS, AND THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO CROSS-CHECK DETAILS AND DIMENSIONS ON THE CONSTRUCTION DOCUMENTS WITH RELATED DISCIPLINES SUCH AS ARCHITECTURAL, MECHANICAL AND ELECTRICAL CONSULTANTS. FLOOR OPENINGS, SLEEVES AND OTHER ARCHITECTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.

3. ALL WORK AND MATERIALS ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENT OF ALL APPLICABLE CITY, COUNTY AND STATE, CODES, LOCAL REGULATIONS AND THE DIRECTION OF THE BUILDING INSPECTOR FOR SUCH BUILDING LAWS. REGULATIONS AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THESE SPECIFICATIONS AND PLANS, EXCEPT WHERE EXCEEDED HEREIN.

4. ALL MATTERS OF COLOR, TEXTURE, DESIGN AND INTERPRETATION OF PLANS SHALL BE REFERRED BY THE CONTRACTOR TO THE ARCHITECT, IN THE EVEN SUCH MATTERS ARE NOT ADEQUATELY COVERED IN PLANS.

5. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DISCREPANCIES ARE TO BE CALLED TO THE ATTENTION OF THE ARCHITECT.

6. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED.

7. THE CONTRACTOR SHALL FURNISH WATER, SEWER, GAS AND ELECTRIC SERVICE TO MEET THE REQUIREMENT OF THE CONTRACT DOCUMENTS, OR AS NECESSARY TO COMPLETE THE WORK.

8. THE CONTRACTOR SHALL VERIFY LOCATION OF AFFECTED EXISTING MECHANICAL DUCTS AND ELECTRICAL SYSTEMS.

9. ALL SUBSTITUTIONS OF PRODUCTS SPECIFIED OR DEVIATIONS TO THE DRAWINGS OR SPECIFICATIONS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.

10. VERIFY EXACT LOCATION OF CEILING ACCESS PANELS WITH MECHANICAL CONTRACTOR. PROVIDE ACCESS PANELS WHERE REQUIRED.

11. PATCHING AND REPAIR SHALL BE PERFORMED TO CREATE A CONTINUOUS AND UNIFORM SURFACE.

12. CEILING HEIGHTS SHOWN ON REFLECTED CEILING PLANS ARE FROM FINISH FLOOR TO FINISH CEILING.

13. PROVIDE DRYWALL SCREED OR PLASTER GROUND ON ALL END WALL CONDITIONS AND MAINTAIN SEPARATION FROM NON-COMPATIBLE MATERIAL. INFORM ARCHITECT IMMEDIATELY ON ANY DISCREPANCIES.

14. EXCEPT AS OTHERWISE NOTED ON THE DRAWINGS, PARTITIONS SHALL BE 2X4 STUDS AT 16" O.C. WITH SILL AND PLATES AS SHOWN IN THE APPLICABLE DETAILS, OR AS REQUIRED BY LOCAL GOVERNING REGULATIONS.

15. ALL DRYWALL SHALL BE 5/8" THICK TYPE "X" GYPSUM BOARD, EXCEPT WHERE NOTED.

16. ALL CONSTRUCTION, WHERE APPLICABLE BY CODE, SHALL CONFORM TO THE MOST RESTRICTIVE REQUIREMENTS OF THE CITY OF ----------, BUILDING AND SAFETY DISABLED REQUIREMENTS, ALL STATE OF CALIFORNIA ACCESSIBILITY STANDARDS FOR THE PHYSICALLY HANDICAPPED, AND THE AMERICANS WITH DISABILITIES ACT OF 1991.

17. FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS REQUIRED BY THE CITY OF ----- FIRE DEPARTMENT. THE CONTRACTOR SHALL ARRANGE FOR THE INSPECTION BY THE FIRE DEPARTMENT AND INSTALLATION IN ACCORDANCE WITH THE LOCATION AND SPECIFICATIONS, AS REQUIRED. ONLY APPROVED TYPE FIRE EXTINGUISHERS SHALL BE USED.

18. ALL INTERIOR FINISHES SHALL HAVE A FLAME SPREAD RATING OF 75 OR BETTER AND SHALL CONFORM TO SECTION 804 & TABLE 8-A & 8-B OF 2001 UBC

19. CONTRACTOR WARRANTS THAT ALL WORK AND MATERIALS SHALL CONFORM TO THE CONTRACT DOCUMENTS AND NO SUBSTITUTION SHALL BE PERMITTED UNLESS SUBMITTED TO THE ARCHITECT IN WRITING WITH THREE COPIES OF LITERATURE AND SPECIFICATIONS AND FORMALLY APPROVED BY THE ARCHITECT AND OWNER.

20. IF THE CONTRACTOR ENCOUNTERS ASBESTOS OR OTHER TOXIC MATERIALS, THE WORK SHALL IMMEDIATELY CEASE AND THE OWNER AND ARCHITECT SHALL BE INFORMED OF THE PRESENCE OF THESE MATERIALS FOR IMMEDIATE ACTION.

21. LEVERS AND LOCK SETS (ALL HARDWARE) SHALL BE IN ACCORDANCE TO THE TITLE 24 OF THE STATE OF CALIFORNIA AND THE AMERICANS WITH DISABILITIES ACT OF 1991 FOR ALL COMMON AREAS.

22. VERIFY TITLE 24 REQUIREMENTS ENERGY CALCULATIONS PRIOR TO ORDERING LIGHT FIXTURES. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR LOCATION OF FIXTURES ONLY.

23. CONTRACTOR IS RESPONSIBLE FOR TITLE 24 ENERGY CALCULATIONS IF A DEVIATION IN DESIGN IN REQUESTED. SUBMIT ANY REQUESTS FOR DEVIATION TO THE ARCHITECT FOR APPROVAL.

24. PROVIDE APPROVED FIRE DAMPERS FOR ALL DUCTS PENETRATING FIRE RATED WALLS AND FLOORS.

25. ANY DECORATIONS USED SHALL BE NON- COMBUSTIBLE OR FIRE PROOFED IN APPROVED MANNER.

26. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOW OR LOCATED 5" FROM FINISH WALL TO FINISH JAMB.

27. ALL LEGAL EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.

28. ALL WALL MOUNTED TELEPHONE AND ELECTRICAL OUTLETS SHALL BE INSTALLED AT 15" A.F.., UNLESS OTHERWISE NOTED.

29. ALL LIGHT FIXTURES SHALL BE LOCATED EXACTLY AS INDICATED, CEILING SHALL BE CUT AND REWORKED AS REQUIRED TO ACCOMMODATE LIGHT FIXTURES AND OTHER ITEMS NOTED WITH A SPECIFIC LOCATION.

30. REFER TO THE ELECTRICAL DRAWINGS FOR LOCATION OF EXIT SIGNS, UNLESS OTHERWISE NOTED.

31. FOR PLUMBING ACCESS PANEL LOCATIONS REFER TO THE PLUMBING DRAWINGS.

32. FOR MECHANICAL ACCESS PANEL LOCATIONS REFER TO THE MECHANICAL DRAWINGS.

33. ONE HOUR FIRE-RESISTIVE PARTITIONS SHALL EXTEND FROM FLOOR SLAB TO UNDERSIDE OF FLOOR CONSTRUCTION ABOVE WITH 5/8" THICK TYPE "X" GYPSUM BOARD ON BOTH SIDES AS REQUIRED FOR ONE HOUR FIRE-RESISTIVE CONSTRUCTION.

34. ALL ACCESSIBLE ENTRANCES, IN COMMON AREAS, SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FORM APPROACHING PEDESTRIAN WAYS.

35. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

36. HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 33" AND 44" ABOVE THE FLOOR.
37. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR IN COMMON AREAS SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTING OF THE DOOR SWING OF 44" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.

37. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS, IN COMMON AREAS, SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.

38. THE FLOOR OR LANDING SHALL NOT BE MORE THAN ½" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN ¼" AND ½" SHALL BEVEL WITH A SLOPE NO GREATER THAN 1:2.

39. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

40. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8-1/2 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS. SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED NOT TO EXCEED 15 LBS.

41. STREET ADDRESS MUST BE PROVIDED ON FRONT OF THE BUILDING. NUMBERS MUST BE VISIBLE FROM THE STREET, MUST BE OF A COLOR WHICH CONTRASTS WITH THE BACKGROUND AND MUST BE AT LEAST 4" IN HEIGHT AND 2" IN WIDTH. SEC. 502 AN P.A.C. CHAPTER 12.20

42. PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH MINIMUM 6" HEIGHT BY " STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND AT ALL REQUIRED COMMON AREAS PER PLAN

43. EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.

44. FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 708.2.1 IN THE FOLLOWING LOCATIONS:

A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.

B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10 FOOT INTERVALS ALONG THE LENGTH OF THE WALL.

C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVERED CEILINGS.

D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.

E. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FOR FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

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

S. STORM WATER – BEST MANAGEMENT PRACTICES
1. STORM WATER PROVISIONS ARE REQUIRED TO BE SHOWN ON THE PLANS IN ACCORDANCE WITH THE FOLLOWING REQUIREMENT OF EXCEPTION 14, SECTION 406.4.1.
A. CONSTRUCTION PROJECTS – SMALL CONSTRUCTION SITES WITH LESS THAN TWO ACRES OF DISTURBED SOIL AND NOT LOCATED IN DESIGNATED HILLSIDE AREAS NOT IN OR ADJACENT OT AN ENVIRONMENTAL SENSITIVE AREAS SHALL IMPLEMENT THE BEST MANAGEMENT PRACTICES (BMP) IDENTIFIED ON THE ATTACHMENT "A" ENTITLED "MINIMUM REQUIREMENT FOR CONSTRUCTION PROJECTS/CERTIFICATION STATEMENT", IN ADDITION, ATTACHMENT "A" SHALL BE SIGNED BY THE OWNER OR AN AUTHORIZE AGENT OF THE OWNER.

PROPOSED 2-STORY S.F.D.
WITH ATTACHED 2-CAR GARAGE

4210 W. NATIONAL AVE.
BURBANK, CA. 91505

LEGAL DESCRIPTION

LOT AREA: 7,120 S.F.
APN: 2485-011-002
TRACT: TR 9477
BLOCK: NONE
LOT: 3
ZONE: R1-1

PROPERTY SUMMARY:

ADDRESS: 4210 W. NATIONAL AVE. BURBANK, CA. 91505
EXISTING ZONE: R1-1
LOT AREA: 7,120 S.F.
NUMBER OF STORIES: 2
TYPE OF CONSTRUCTION: V-B
BUILDING NEW HT.: 23'-8"

FLOOR AREA RATIO:

ALLOWABLE F.A.R. PER B.M.C. IS 40% = 2,848 S.F.

PROPOSED 2-STORY S.F.D.:
ATTACHED GARAGE: ---------- 420 S.F.
1ST FLR.= ---------- 1,536 S.F.
2ND FLR.= ---------- 1,268 S.F.
AREA FROM THE GARAGE: (420-400)=20 S.F.(TO BE COUNTED TOWARDS F.A.R.)
TOTAL= ---------- 2,824 S.F.

TOTAL LIVING AREA :
2,804 S.F. + 20 S.F. (FROM GARAGE) = 2,824 S.F.
2,824 S.F. < MAX. 2,848 S.F.

LOT COVERAGE :

ALLOWABLE LOT COVERAGE PER B.M.C. IS 50% = 3,560 S.F.

– FIRST FLR. (PROPOSED):	1,536 S.F.
– 2-CAR GARAGE (PROPOSED):	420 S.F.
– PORTION UNDER FRONT OVERHANG:	81 S.F.
– PORTION UNDER SECOND FLOOR:	164 S.F.
TOTAL:	2,201 S.F.

2,201 S.F. > 3,560 S.F.

SCOPE OF WORK:

- DEMOLISH (E) 1-STORY S.F.D. (1,724 S.F.) & (E) 2-CAR GARAGE (400 S.F.)
- NEW RESIDENTIAL DWELLING:
- PROPOSED 2-STORY S.F.D. (2,824 S.F.)
- PROPOSED ATTACHED 2-CAR GARAGE (420 S.F.)
- FULLY FIRE SPRINKLERED

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.

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

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

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

DIVERSION OF C&D DEBRIS

A MINIMUM 50% OF GENERATED DEBRIS SHALL BE RECYCLED, REUSED, OR DIVERTED FROM THE LANDFILL. A $50 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 9-1-10-1012).

STORM WATER MANAGEMENT NOTES:

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FORM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
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-STORM WATER 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. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
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.

GREEN BUILDING CODE NOTES:

A) BATHROOM EXHAUST FANS SEC. 4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING AND CONTROLLED BY A READILY ACCESSIBLE HUMIDSTAT OR A WHOLE HOUSE VENTILATION SYSTEM.

B) WHOLE HOUSE EXHAUST FANS SEC. 4.507.1. WHOLE HOUSE FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF THAT HAVE A MIN. INSULATION VALUE OF R-4.2

C) HEATING AND AIR CONDITIONING DESIGN SEC 4.507.2. SYSTEMS SHALL BE SIZED, DESIGNED, AND SPECIFIED ACCORDING TO ACCA, ASHRAE, OR EQUIVALENT DESIGN SOFTWARE OR METHODS.

D) JOINTS AND OPENINGS SEC. 4.406.1. OPENINGS IN THE BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCONDITIONED SHALL BE SEALED IN ACCORDANCE WITH CALIFORNIA ENERGY CODE REQUIREMENTS. ANNULAR SPACES OR OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CEMENT MORTAR, CONCRETE MASONRY, OR A SIMILAR APPROVED METHOD TO PREVENT THE PASSAGE OF RODENTS.

GENERAL NOTES:

A) ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 EDITION OF THE CBC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THIS JURISDICTION.

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

C) ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDING HAVE BEEN INDICATED ON THIS SITE PLAN.

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

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

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

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

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

HERS VERIFICATION REQUIREMENT
FIRM OR INDIVIDUAL RESPONSIBLE FOR THE VERIFICATION:

NAME: LICENSE No:

OWNER: HAIKAZ SARGISIAN
ADDRESS: 4210 W. NATIONAL AVE
BURBANK, CA. 91505
(424) 888-0909

ARCHITECT/DESIGNER:
ART CONSTRUCTION SERVICES
144 S. First St., suite 201, Burbank, CA. 91502
TEL: (818) 563-1160. FAX. (818) 563-1160

ENGINEER:
144 S. First St., suite 201, Burbank, CA. 91502
TEL: (818) 563-1160. FAX. (818) 563-1160

PROJECT:
(N) 2-STORY S.F.D. W/ ATTACHED 2-CAR GARAGE
ADDRESS:
4210 W. NATIONAL AVE.
BURBANK, CA. 91505

JOB NO: **-**

SHEET TITLE
COVER SHEET

	NOT FOR CONST.
	ISSUED FOR PERMIT
	ISSUED FOR CONST.
DATE:	01-05-2021

SCALE: N.T.S.

SHEET NO.
CS

SECURITY REQUIREMENTS

GENERAL:

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

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

DOORS:

3. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91.6709.1 – DOOR STOPS OF IN SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET OR THE JAMB.

4. EVERY DOOR IN SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH A LIGHT BULB 960 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR.

5. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH ¼" MIN. PROTECTION. THE STRIKE PLATE OF LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG.

6. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPENABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES. 91.6709.2

7. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF ?" 91.6709.2

8. THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY ADOORNOB AND A DEADBOLT OPERATED BYA NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED I DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN 8 INCHES.

9. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 IN. THICK WITH SHAPED PORTIONS NOT LESS THAN ¼ IN. THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH. 91.6709.1 ITEM 2

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

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

11. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN 91.6717.2

NOTES:

1. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

2. 12" X 12" PLUMBING ACCESS FOR TUBS

3. ALL PLUMBING WALLS MIN. 2"X6"

4. SMOKE & CARBON MONOXIDE DETECTORS:
   – 120V HARD-WIRED SMOKE ALARMS WITH BATTERY BACK-UP SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS: EACH BEDROOM, ON CEILING OR WALL OUTSIDE OF EACH SEPARATE BEDROOM, AND ON 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 ALARMS 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)

   – AN APPROVED CARBON MONOXIDE DETECTOR RECEIVING ITS PRIMARY SOURCE OF POWER FROM THE BUILDING WIRING AND HAVING BATTERY BACK-UP SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA OR BEDROOM(S) 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 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 THERE IS NO ACCESS THROUGH AN ATTIC, BASEMENT OR CRAWL SPACE. (CRC R315.1)

5. A 72" HIGH NON-ABSORBENT WALL SURFACE IN BATHTUB AND SHOWER COMPARTMENTS. (CRC R307.2)

6. ALL NEW WINDOWS AMD GLAZED DOORS DUAL GLAZED SLIDERS.

7. GLAZING IN DOORS AND WINDOWS SHALL BE TEMPERED (CRC R308.4):
   A) IN OPERABLE PANELS OF DOORS
   B) WITHIN 24" OF A DOOR WHEN BOTTOM EDGE IS LESS THAN 60" ABOVE WALKING SURFACE. THE BOTTOM
   C) IN AN INDIVIDUAL PANE LARGER THAN 9 SQ. FT. WHEN THE BOTTOM EDGE IS WITHIN 18" OF THE FLOOR, WHEN THE TOP EDGE IS MORE THAN 36" ABOVE THE FLOOR, AND WHEN WITHIN 36" ABOVE THE FLOOR, AND WHEN WITHIN 36" OF A WALKING SURFACE AS MEASURED HORIZONTALLY AND IN STRAIGHT LINE,
   D) IN RAILINGS,
   E) GLAZING LOCATED
   F) WITHIN 60" OF TUB OR SHOWER FLOOR,
   G) GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" OF A WALKING SURFACE WHEN LESS THAN 60" ABOVE THE ADJACENT WALKING SURFACE
   H) WITHIN 60" OF STAIRS AND STAIR LANDINGS

8. PROVIDE ELECTRICAL RECEPTACLES SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE 2 FEET OR MORE IN WIDTH IS MORE THAN 6 FEET FROM AN OUTLET FIXED GLAZED PANELS IN EXTERIOR WALLS ARE CONSIDERED TO BE ALL SPACE. ARTICLE 210-52(a)

9. WATER HEATER TO BE STRAPPED TO WALL. (LATERAL STRAPS ARE REQUIRED.) UPC 511 MIN. 50 SQ. IN. VENT TOP & BOTTOM FOR EACH HEATER WITH A 24" INCHES CLEAR DOOR. T&P VALVE PIPED TO THE EXTERIOR.

10. LOW CONSUMPTION WATER CLOSET FOR NEW CONSTRUCTION. MAX. 1.6 GALLONS/FLUSH FOR ALL THE WATER CLOSETS.

11. BATHROOMS, WATER CLOSET COMPARTMENTS LAUNDRY ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPEN ABLE EXTERIOR OPENINGS WITH AN AREA NOT LESS THAN 1/20 OF THE FLOOR OF SUCH ROOMS WITH A MIN. 1.5 SQ. FR. OR PROVIDE A MECHANICAL VENTILATING SYSTEM WITH MINIMUM FIVE AIR CHANGES PER HOUR DIRECTLY TO THE OUTSIDE.

12. TEMPORARY TOILET FACILITIES TO BE PROVIDED.

13. UNDER FLOOR VENTILATION OPENING SIZE AND LOCATIONS EQUAL TO 1SQ.FR. OF UNDER FLOOR AREA. OPENINGS BE AS CLOSE TO CORNERS AS PRACTICAL AND SHALL PROVIDE CROSS VENTILATION ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES. OPENINGS SHALL HAVE ¼" INCH CORROSION RESISTANT METAL MESH COVERING.

14. THE REQUIRED ATTIC VENTILATING AREA RATIO IS 1/150 OF ATTIC AREA OR 1/300 OF ATTIC AREA IF AT LEAST HALF OF THE VENT AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3'-0" ABOVE EAVE OR CORNICE VENTS. OPENINGS TO HAVE 1/4" INCH CORROSION RESISTANT METAL MESH COVERING.

15. A MINIMUM 4" EXHAUST DUCT MUST BE PROVIDED. (CMC 504.3.2) A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6FT. AND CANNOT BE CONCEALED (CMC 504.3.2) DRYER EXHAUST CANNOT EXCEED 14 FT. WITH MAX. OF TWO 90 ELBOWS. (CMC 504.3.2). EXHAUST TO OUTDOORS.

16. A MINIMUM OF 24 INCHES CLEAR IN FRONT OF WATER CLOSET, AND A MINIMUM COMPARTMENT WIDTH OF 30 INCHES (CPC 407.5)

17. VENTS AND FOUNDATION OPENINGS:
    ATTIC VENTILATION, FOUNDATION AND UNDERFLOOR VENTS OR OTHER VENTILATION OPENINGS IN VERTICAL EXTERIOR WALLS, VENTS THROUGH ROOFS, AND VENTS SHALL NOT EXCEED 144 SQ. INCH EACH. VENTS SHALL BE COVERED WITH NONCOMBUSTIBLE, CORROSION-RESISTANT MESH WITH OPENINGS NOT EXCEEDING ¼ INCH. ATTIC VENTILATION OPENINGS SHALL NOT BE LOCATED IN SOFFITS, IN EAVE OVERHANGS, BETWEEN RAFTERS AT EAVES, OR IN OTHER OVERHANG AREAS. GABLE END AND DORMER VENTS SHALL BE LOCATED AT LEAST 10 FEET FROM THE PROPERTY LINES. UNDERFLOOR VENTILATION OPENINGS SHALL BE LOCATED AS CLOSE TO THE FLOOR AS POSSIBLE.

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

19. FIRE DEPARTMENT NOTE:

PROVIDE A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE STRUCTURE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF N.F.P.A. 13D AND THE REQUIREMENTS OF THE BURBANK FIRE DEPARTMENT. FIRE SPRINKLER PLANS SHALL BE SUBMITTED WITHIN 30 DAYS OF ISSUANCE OF BUILDING PERMIT. A SEPARATE PERMIT IS REQUIRED ALL SPRINKLER PIPING SHALL BE CONCEALED: NO EXPOSED PIPING ON EXTERIOR PERMITTED. RISER SHALL BE CONCEALED.

FOR QUESTIONS ABOUT FIRE REQUIREMENTS CALL FIRE DEPT. AT (818) 238-3473

20. PROVIDE AUDIBILITY THROUGHOUT THE STRUCTURE IN THE EVENT OF ACTIVATION OF THE AUTOMATIC FIRE SPRINKLER CAREFUL ATTENTION TO AESTHETICS SHALL BE TAKEN INTO CONSIDERATION. IF DEVICES WILL BE INSTALLED INSIDE THE HOUSE AND VISIBLE TO OCCUPANTS, THEY SHALL BE ARCHITECTURAL GRADE MINI-HIRNS OR EQUIVALENT WITH ARCHITECTURAL FINISH.

    OTHERWISE, STANDARD HORN OR BELL TYPE DEVICES MAY BE USED IF INSTALLED OUT OF VIEW(e.g.: closet or similar). EXTERIOR DEVICE IS NOT REQUIRED IF THE ALARM IS AUDIBLE FROM THE OUTSIDE. IF AN EXTERIOR DEVICE IS PROVIDED, IT SHALL BE INSTALLED IN AN AESTHETICALLY CHOSEN LOCATION AND SHALL BE NOMINALLY 4".

21. LIGHTING
    a. HIGH EFFICACY LUMINAIRES. A HIGH EFFICACY LUMINAIRE OR LED LIGHT ENGINE WITH INTEGRAL HEAT SINK HAS AN EFFICACY NO LOWER THAN THAT SPECIFIED IN TABLE 150-C AND IS NOT LOW EFFICACY AS SPECIFIED BY SECTION 150(k)2. A LOW EFFICACY LUMINAIRE TYPICALLY CONTAINS A MEDIUM SCREW BASE SOCKET (E24/E26) OR OTHER LINE-VOLTAGE LAMP HOLDER.

    EXCEPTION: HIGH INTENSITY DISCHARGE (HID) LUMINAIRES WITH A FACTORY INSTALLED BALLAST AND HID RATED MEDIUM SCREW-BASED SOCKETS PROVIDED THEY MEET THE EFFICACIES CONTAINED IN TABLE 150-C, OR A LUMINAIRE WITH A FACTORY INSTALLED GU-24 LAMP HOLDER IF IT MEETS THE REQUIREMENTS OF 150(k)2A

22. LUMINAIRE WATTAGE. THE WATTAGE OF PERMANENTLY INSTALLED LUMINAIRES SHALL BE DETERMINED AS SPECIFIED BY SECTION 130(d). IN RESIDENTIAL KITCHENS,THE WATTAGE OF ELECTRICAL BOXES FINISHED WITH A BLANK COVER OR WHERE THE BOX CAN BE USED FOR A LUMINAIRE OR CEILING FAN IS 180 WATTS OF LOW EFFICACY PER BOX. [SECTION 150(k),3]

23. LIGHTING IN KITCHENS. A MINIMUM OF 50% OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY. KITCHEN LIGHTING INCLUDES ALL PERMANENTLY INSTALLED LIGHTING IN THE KITCHEN EXCEPT FOR LIGHT THAT IS INTERNAL TO THE CABINETS. NOTE: LIGHTING IN AREAS ADJACENT TO THE KITCHEN, INCLUDING BUT NOT LIMITED TO DINING AND NOOK AREAS, ARE CONSIDERED KITCHEN LIGHTING IF THEY ARE NOT SEPARATELY SWITCHED FROM KITCHEN LIGHTING. [SECTION 150(k)8]

    EXCEPTION: UP TO 50 WATTS FOR DWELLINGS LESS THAN OR EQUAL TO 2500 S.F. OR 100 WATTS FOR DWELLINGS LARGER THAN 2500 S.F. MAY BE EXEMPT FROM THE 50% RULE PROVIDED THAT ALL LOW EFFICAY LUMINAIRES IN THE KITCHEN ARE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR OR DIMMER, AND ALL PERMANENTLY INSTALLED LUMINAIRES IN THE GARAGE, LAUNDRY ROOM, CLOSETS GREATER THAN 70 S.F. AND UTILITY ROOMS ARE HIGH EFFICACY AND CONTROLLED BY AN MANUAL-ON OCCUPANT SENSOR.

24. LIGHTING IN BATHROOM, GARAGES, LAUNDRY ROOMS, CLOSETS AND UTILITY ROOMS.
    PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, CLOSETS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES. [SECTION 150(k) 10]

    EXCEPTION 1: PERMANENTLY INSTALLED LOW EFFICACY LUMINAIRES SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY AN OCCUPANT SENSOR CERTIFIED TO COMPLY WITH SECTION 119.
    EXCEPTION 2: PERMANENTLY INSTALLED LOW EFFICACY LUMINAIRES IN CLOSETS LESS THAN 70 S.F. ARE REQUIRED TO BE CONTROLLED BY AN OCCUPANT SENSOR.

25. LIGHTING OTHER THAN IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, CLOSETS AND UTILITY ROOMS.
    PERMANENTLY INSTALLED LUMINAIRES LOCATED OTHER THAN IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES. [SECTION 150(k) 10]

    EXCEPTION 1: PERMANENTLY INSTALLED LOW EFFICACY LUMINAIRES SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY A DIMMER SWITCH OR A MANUAL-ON OCCUPANT SENSOR THAT COMPLIES WITH SECTION 119.
    EXCEPTION 2: LIGHTING IN DETACHED STORAGE BUILDINGS LESS THAN 1,000 SQUARE FEET ON A RESIDENTIAL SITE.

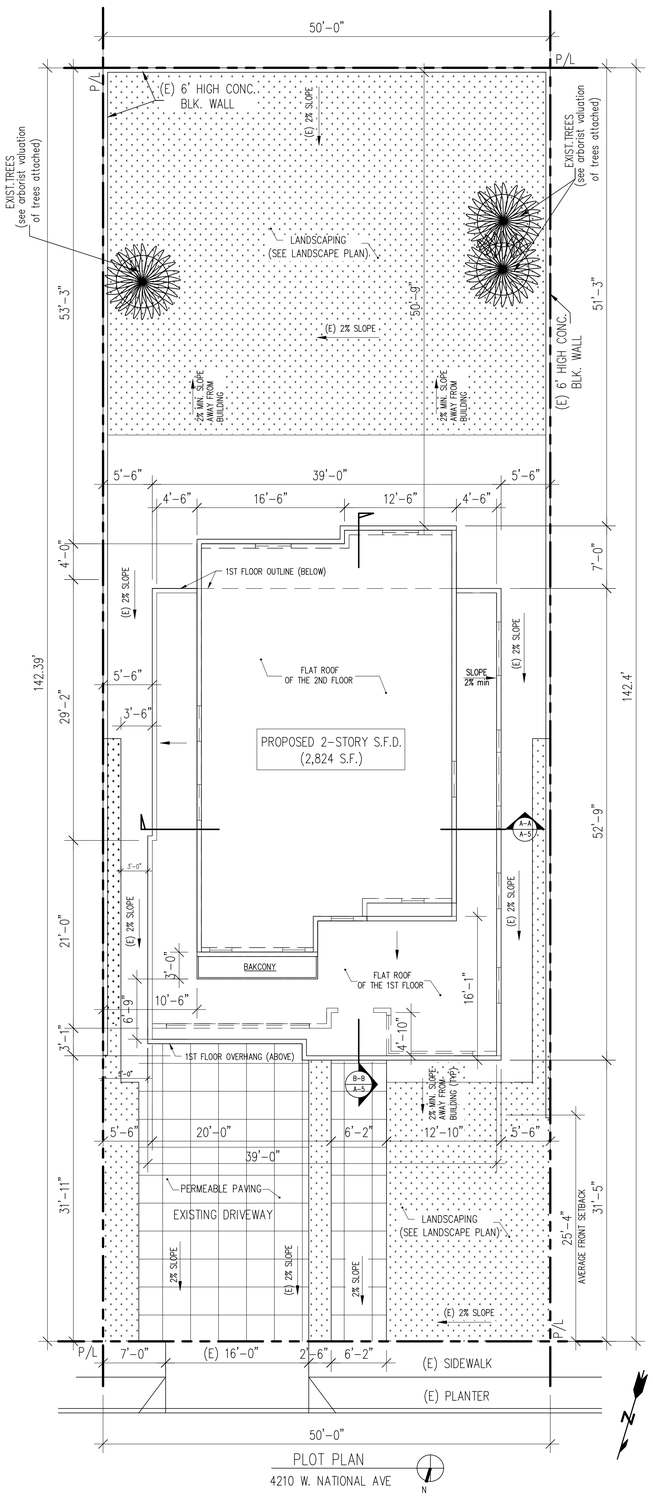
26. OUTDOOR LIGHTING.
    LUMINAIRES PROVIDING OUTDOOR LIGHTING AND PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES. [SECTION 150(k)13]

    EXCEPTION 1: PERMANENTLY INSTALLED OUTDOOR LUMINAIRES THAT ARE NOT HIGH EFFICACY SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY A MANUAL ON-OFF, A MOTION SENSOR NOT HAVING AN OVERRIDE SWITCH, AND ONE OF THE FOLLOWING THAT DO NOT HAVE AN OVERRIDE SWITCH: AN INTEGRAL PHOTOCONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).
    EXCEPTION 2: OUTDOOR LUMINAIRES MAY BE CONTROLLED BY A TEMPORARY OVERRIDE PROVIDED THE MOTION SENSING FUNCTION IS AUTOMATICALLY REACTIVATED WITHIN 6 HOURS.
    EXCEPTION 3: PERMANENTLY INSTALLED LUMINAIRES IN OR AROUND SWIMMING POOLS, WATER FEATURES, OR OTHER LOCATIONS SUBJECT TO ARTICLE 680 OF THE CALIFORNIA ELECTRIC CODE NEED NOT BE HIGH EFFICACY LUMINAIRES.

27. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION NFPA 13D. A SEPARATE PERMIT IS REQUIRED FROM THE BURBANK FIRE DEPT. FOR QUESTIONS ABOUT SPRINKLER REQUIREMENTS, CALL THE FIRE DEPT. @ 818-238-3473.

28. THE SPRINKLER SYSTEM SHALL BE APPROVED BY FIRE DEPARTMENT PRIOR INSTALLATION.

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 9-1-1-110.3.1.1)



PLOT PLAN
4210 W. NATIONAL AVE

OWNER: HAIKAZ SARGISIAN
ADDRESS: 4210 W. NATIONAL AVE
BURBANK, CA. 91505
(424) 888-0909

ARCHITECT/DESIGNER:
ART CONSTRUCTION SERVICES
144 S. First St., suite 201, Burbank, CA. 91502
TEL: (818) 563-1160. FAX. (818) 563-1160

ENGINEER:
144 S. First St., suite 201, Burbank, CA. 91502
TEL: (818) 563-1160. FAX. (818) 563-1160

PROJECT:
(N) 2-STORY S.F.D. W/ ATTACHED 2-CAR GARAGE
ADDRESS: 4210 W. NATIONAL AVE.
BURBANK, CA. 91505

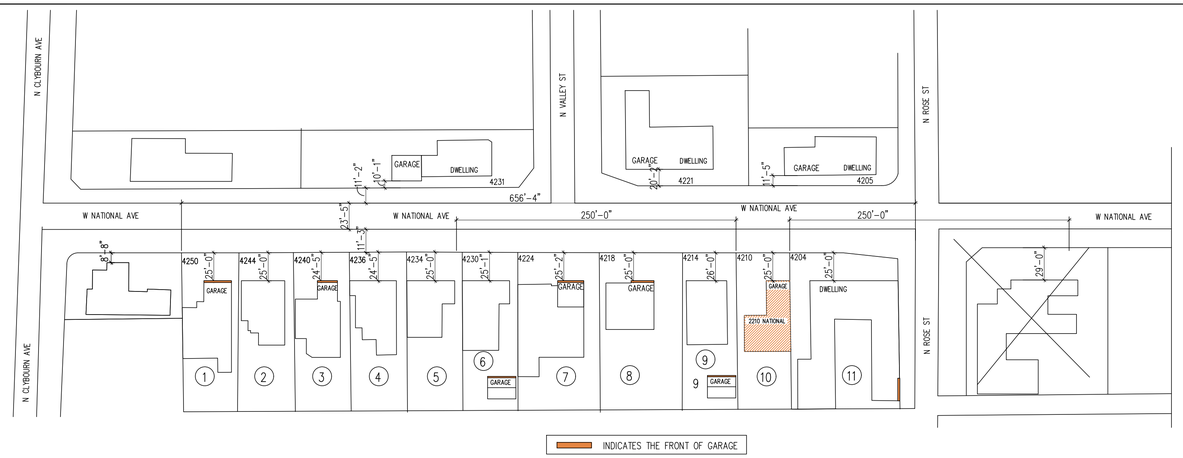
JOB NO: **-**

SHEET TITLE
PLOT PLAN

NOT FOR CONST.
ISSUED FOR PERMIT
ISSUED FOR CONST.
DATE: 01-05-2021

SCALE: 1/8"=1'-0" U.N.O.

SHEET NO.
A-1



NOTES:

THE AVERAGE FRONT YARD SETBACK SHALL BE DETERMINED FROM LOTS ON THE SAME BLOCK THAT ARE WITHIN 250 FEET ON EITHER SIDE OF THE SUBJECT PROPERTY. IN CALCULATING THE AVERAGE SETBACKS, MEASUREMENTS THAT VARY FROM THE AVERAGE BY MORE THAN 150 PERCENT SHALL NOT BE USED TO CALCULATE THE AVERAGE.

GARAGES LOCATED AT THE FRONT OF THE MAIN DWELLING WITH A DOOR PARALLEL TO THE STREET MUST BE LOCATED NO CLOSER TO THE FRONT PROPERTY LINE THAN 10 FEET BACK FROM THE GROUND FLOOR FACADE.

EXISTING FRONT YARD SETBACKS (GARAGES FACING THE "NATIONAL" S T.)

No	ADDRESS #	FRONT SETBACK (FEET)	GARAGE SITUATED 10' BACK FROM THE GROUND FL. FRONT WALL LINE. (YES/NO)
1	4250		NO
2	4244		YES
3	4240		NO
4	4236		YES
5	4234		YES
6	4230	25'-2"	YES
7	4224	25'-3"	NO
8	4218	25'	NO
9	4214	26'	YES
10	4210	–	SUBJECT PROPERTY
11	4204	25'	YES

40% OF EXISTING GARAGES (IN THE BLOCK FACING THE NATIONAL STREET) ARE NOT SITUATED 10' BACK FROM THE (E) BUILDINGS' GROUND FLOOR FRONT WALL LINE:

FRONT YARD AVERAGE SETBACK = 25.3 FT.

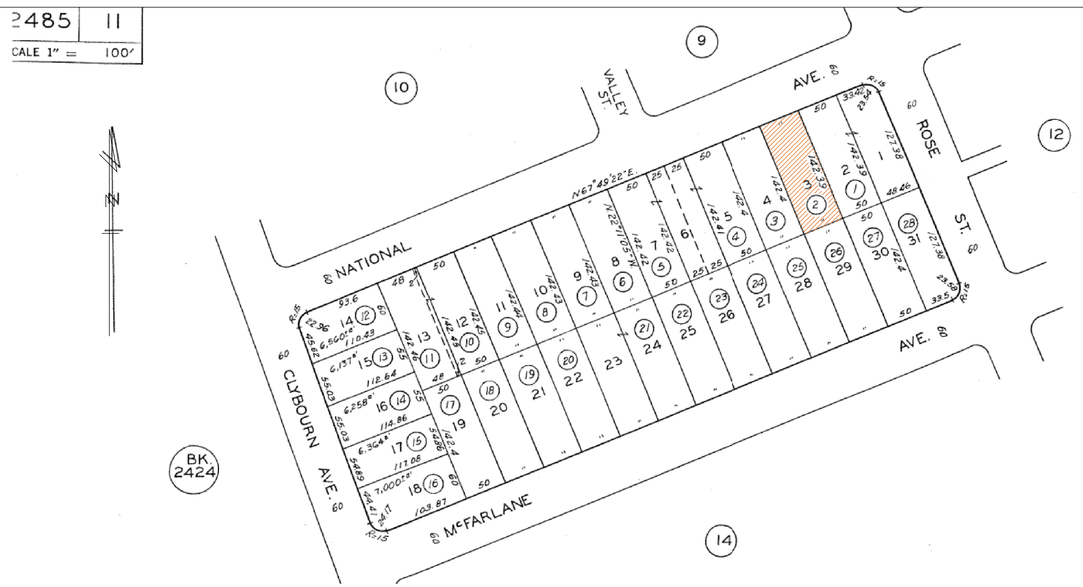
TOTAL NUMBER OF LOTS = 6
NO. OF LOTS USED = 5
SETBACK RANGE = 25.00–26.00 FT.

LOTS USED:

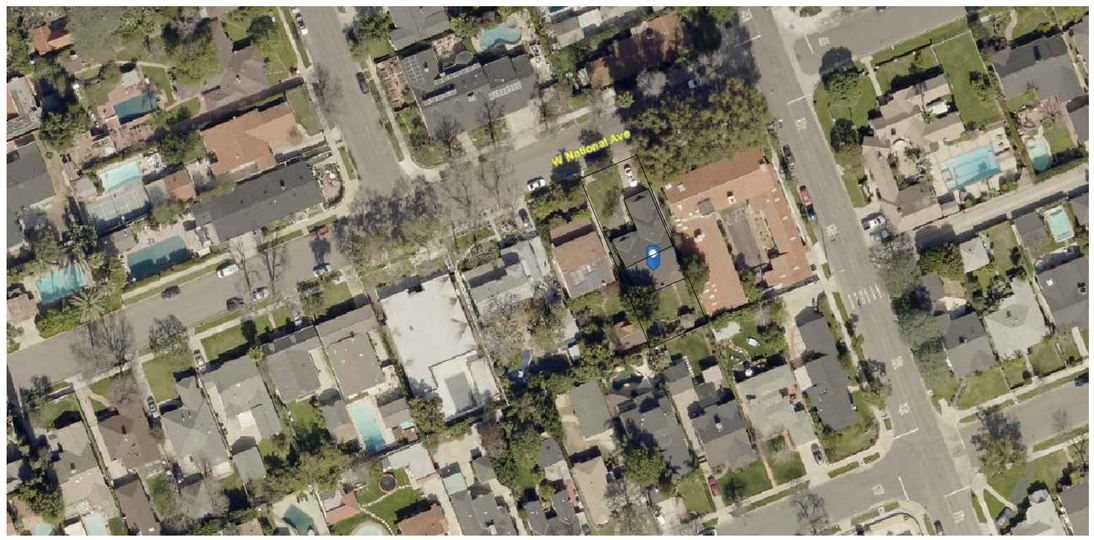
LOT	SETBACK
1	25'–1"
2	25'–2"
3	25'–0"
4	26'–0"
5	SUBJ. PROPERTY.
6	25'–0"

THE FRONT YARD AVARAGE SETBACK: 127.5 / 5 = 25.5'

VICNITY MAP



GOOGLE MAP



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ENGINEER: 144 S. First St., suite 201, Burbank, CA. 91502 TEL: (818) 563-1160, FAX. (818) 563-1160

PROJECT: (N) 2-STORY S.F.D. W/ ATTACHED 2-CAR GARAGE
ADDRESS: 4210 W. NATIONAL AVE. BURBANK, CA. 91505

JOB NO: **–**

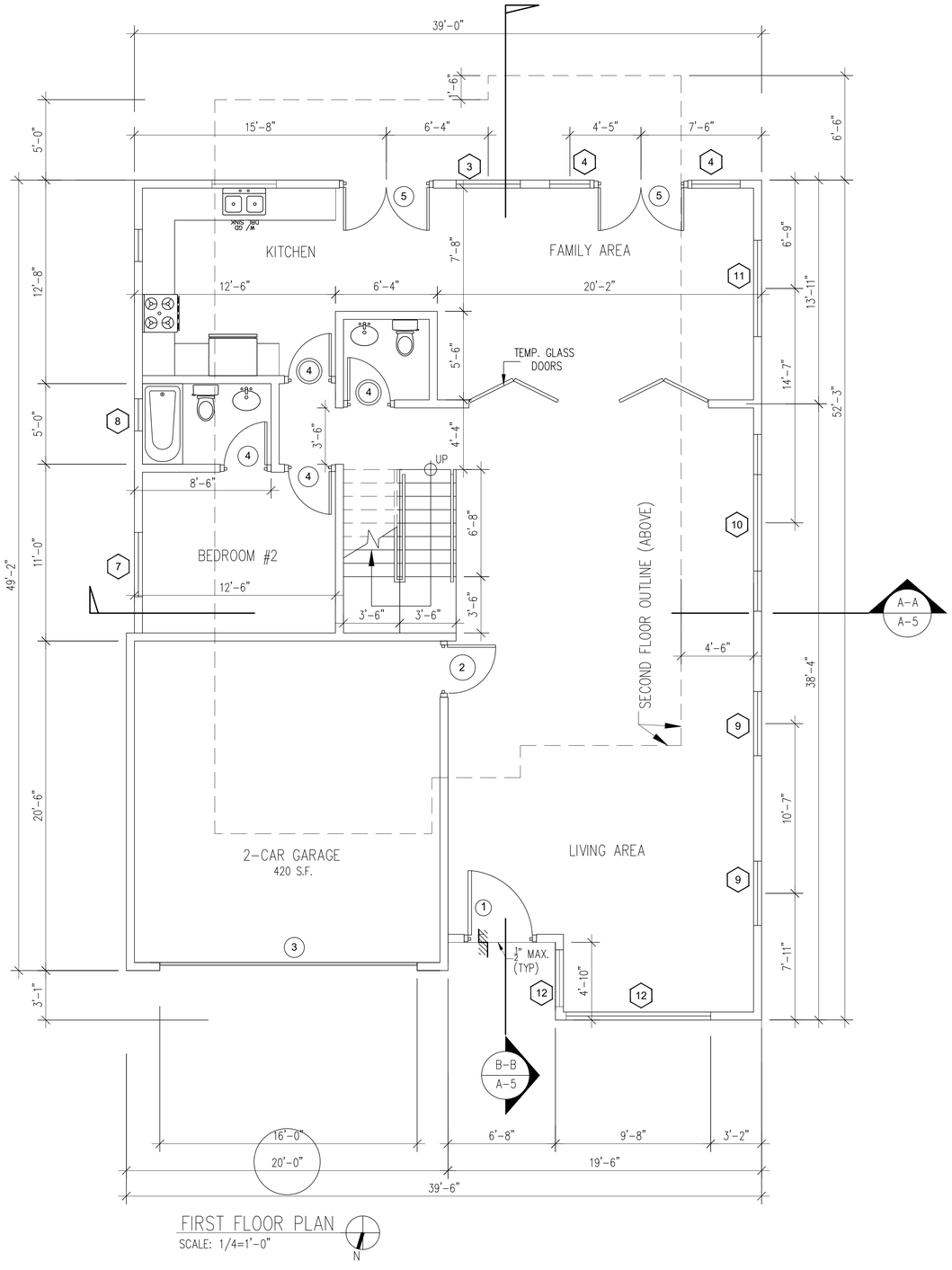
SHEET TITLE: AVERAGE FRONT SETBACK CALC.

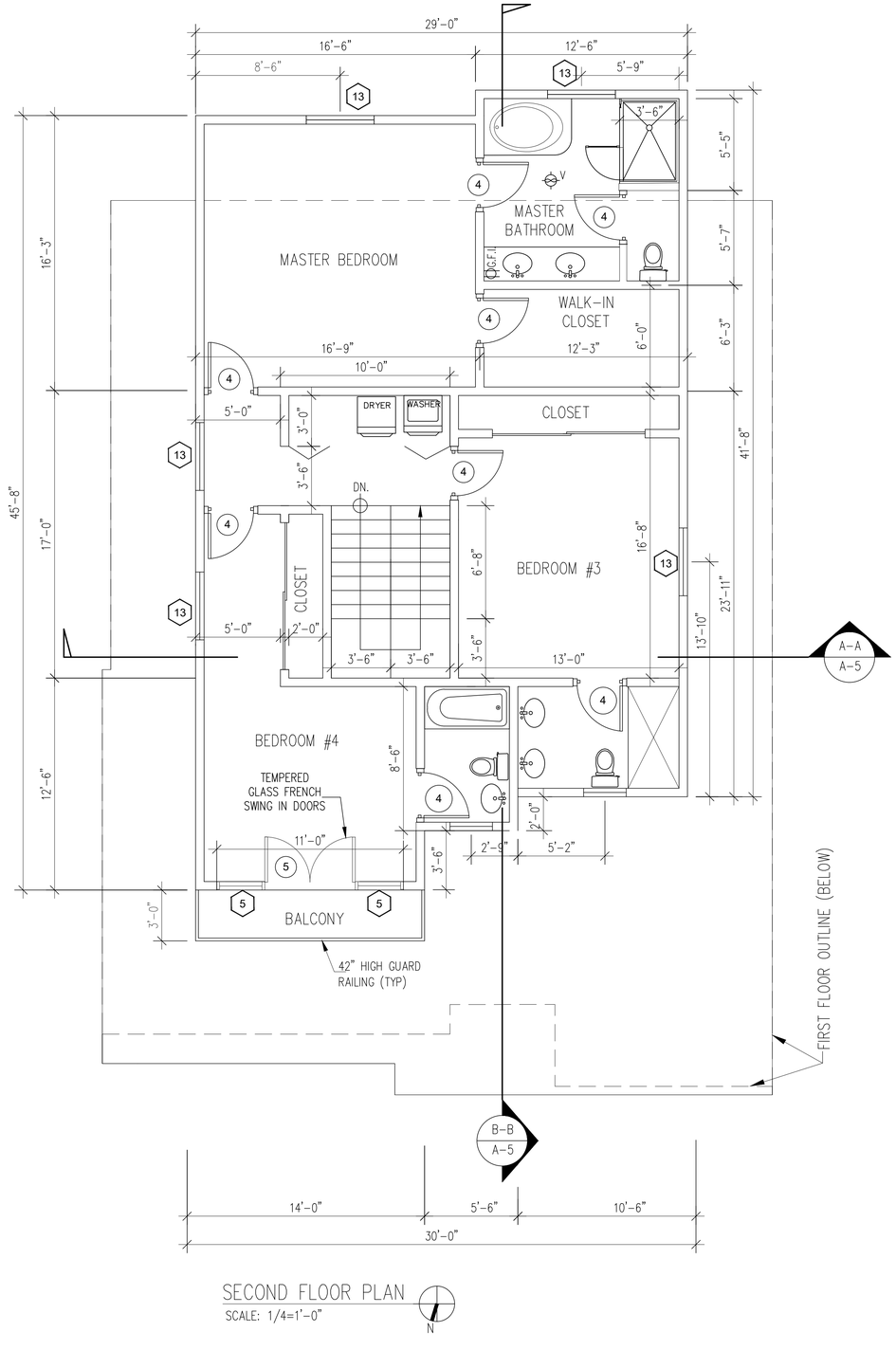
	NOT FOR CONST.
	ISSUED FOR PERMIT
	ISSUED FOR CONST.

DATE: 01–05–2021

SCALE:

SHEET NO. **A-1a**





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ADDRESS: 4210 W. NATIONAL AVE
BURBANK, CA. 91505
(424) 888-0909

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TEL: (818) 563-1160, FAX: (818) 563-1160

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TEL: (818) 563-1160, FAX: (818) 563-1160

PROJECT: (N) 2-STORY S.F.D. W/ ATTACHED 2-CAR GARAGE
ADDRESS: 4210 W. NATIONAL AVE. BURBANK, CA. 91505

JOB NO: **-**

SHEET TITLE
1ST FLOOR PLAN
2ND FLOOR PLAN

NOT FOR CONST.
ISSUED FOR PERMIT
ISSUED FOR CONST.
DATE: 01-05-2021
SCALE: 1/4"=1'-0" U.N.O.

SHEET NO.
A-2

WINDOW SCHEDULE

ALL WINDOWS ARE TEMPERED PER HIGH FIRE ZONE

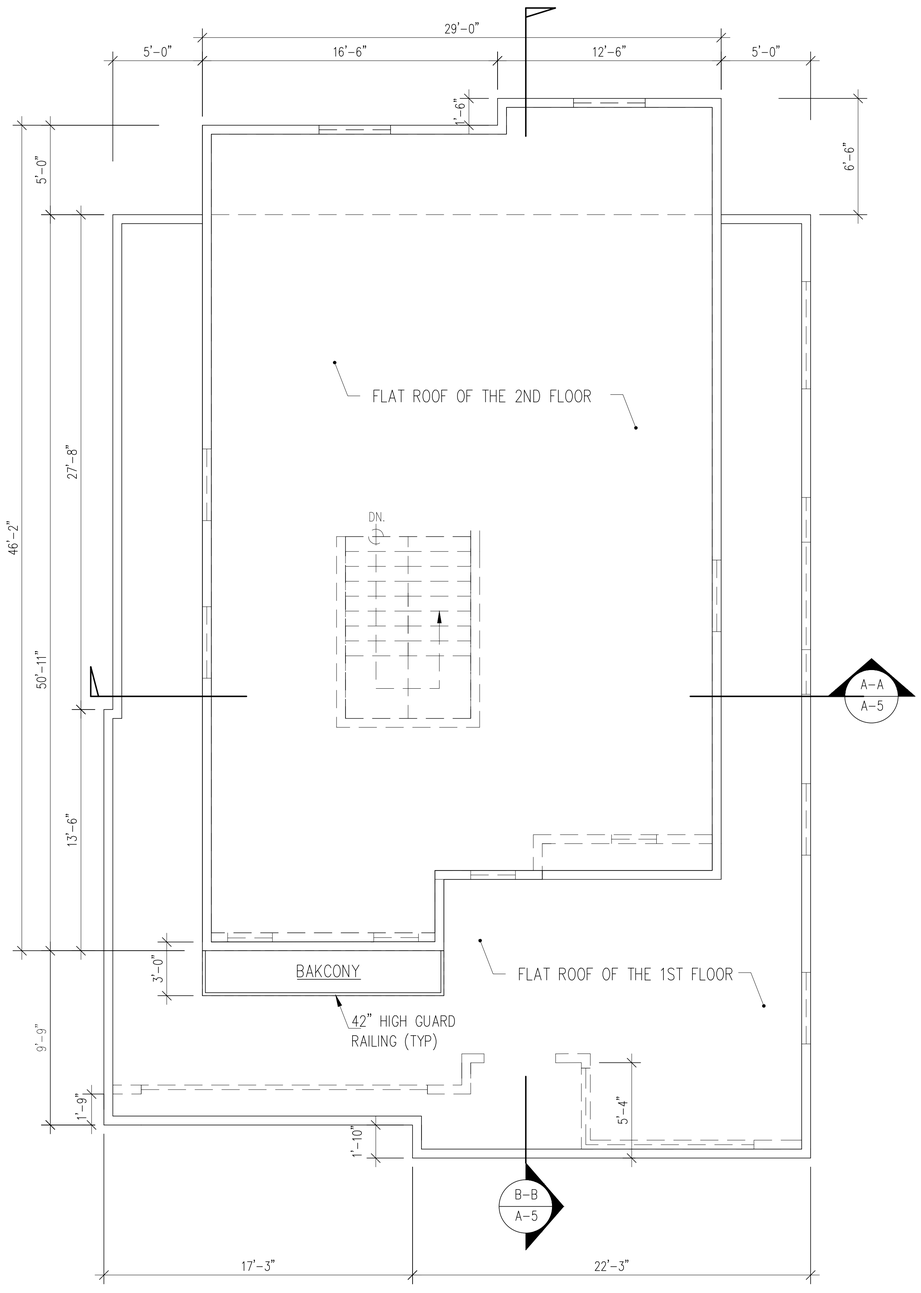
SYM	SIZE	MATERIAL FRAME/ TRIM	OPERATION	GLAZING	U-FACTOR	SHGC
1	4'-0"x5'-0" ARCHED	VINYL	FIXED	TEMP. DUAL GLAZED	0.30	0.21
2	NOT USED		NOT USED		NOT USED	
3	4'-0"x5'-0"	VINYL	SINGLE HUNG	DUAL GLAZED	0.30	0.21
4	3'-0"x10'-0" WIN.	VINYL	FIXED	TEMP. DUAL GLAZED	0.30	0.21
5	1'-6"x8'-0" WIN.	VINYL	FIXED	TEMP. DUAL GLAZED	0.30	0.21
6	D=2'-0" CIRCLE SHAPE	VINYL	CASEMENT	TEMP. DUAL GLAZED	0.30	0.21
7	4'-0"x6'-0"	VINYL	CASEMENT	DUAL GLAZED	0.30	0.21
8	2'-0"x5'-0"	VINYL	CASEMENT	TEMP. DUAL GLAZED	0.30	0.21
9	4'-0"x6'-0"	VINYL	CASEMENT	DUAL GLAZED	0.30	0.21
10	11'-0"x5'-0" WIN.	VINYL	CASEMENT	DUAL GLAZED	0.30	0.21
11	6'-0"x5'-0"	VINYL	CASEMENT	DUAL GLAZED	0.30	0.21
12	3x(4'-0"x8'-0")	VINYL	FIXED	DUAL GLAZED	0.30	0.21
13	4'-0"x4'-6"	VINYL	CASEMENT	DUAL GLAZED	0.30	0.21
14	2'-6"x3'-0" ARCHED	VINYL	CASEMENT	TEMP. DUAL GLAZED	0.30	0.21
15	3'-6" x 8'-0"	VINYL	FIXED	DUAL GLAZED	0.30	0.21

NOTE:

1. BEDROOM EGRESS WINDOWS SHALL HAVE A MINIMUM AREA OF 5.7 SF. MINIMUM NET HEIGHT: 24" AND MINIMUM NET WIDTH: 20". SILL HEIGHT SHALL BE 44" MAXIMUM ABOVE FINISH FLOOR WINDOW AREA OF 1/10 OF THE FLOOR AREA WITH 50% OF WINDOW AREA OPENABLE.
2. THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

DOOR SCHEDULE

MARK NO.	DESCRIPTION	DOOR SIZE	DOOR MAT'L	FRAME MAT'L	REMARKS	U-FACTOR	SHGC
1	ENTRY DOOR	4'-0"x 8'-0"x1 3/4"	METAL/GLASS	METAL	TEMPERED, DUAL GLAZED	0.30	0.21
2	DR. LEADING TO GARAGE	3'-0"x8'-0"x1 3/4"	WOOD	WOOD	20 MIN. W/ SELF CLOSING & SELF LATCHING		
3	GARAGE DOOR	16'-0"x7'-0" ARCHED	METAL	METAL	OVERHEAD		
4	BATH/ BEDROOM/ W.I.C	2'-8"x8'-0"x1 3/8"	WOOD	WOOD	SOLID CORE		
5	DOUBLE DOORS	(2)-2'-8"x10'-0"x1 3/4"	GLASS	VINYL	TEMPERED GLASS FRENCH SWING DOORS, DUAL GLAZED	0.30	0.21
6	INTERIOR DOUBLE DOORS	(2)-2'-8"x8'-0"x1 3/4"	WOOD	WOOD			
7	DR. LEADING TO BASEMENT	3'-0"x6'-8"x1 3/4"	WOOD	WOOD	20 MIN. W/ SELF CLOSING & SELF LATCHING		
8							
9							
10							



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

N

OWNER: HAIKAZ SARGISIAN
ADDRESS: 4210 W. NATIONAL AVE BURBANK, CA. 91505 (424) 888-0909

ARCHITECT/DESIGNER: ART CONSTRUCTION SERVICES 144 S. First St., suite 201, Burbank, CA. 91502 TEL: (818) 563-1160, FAX. (818) 563-1160

ENGINEER: 144 S. First St., suite 201, Burbank, CA. 91502 TEL: (818) 563-1160, FAX. (818) 563-1160

PROJECT: (N) 2-STORY S.F.D. W/ ATTACHED 2-CAR GARAGE
ADDRESS: 4210 W. NATIONAL AVE. BURBANK, CA. 91505

JOB NO: **-**

SHEET TITLE: ROOF PLAN; DOOR/WINDOW SCEDULES

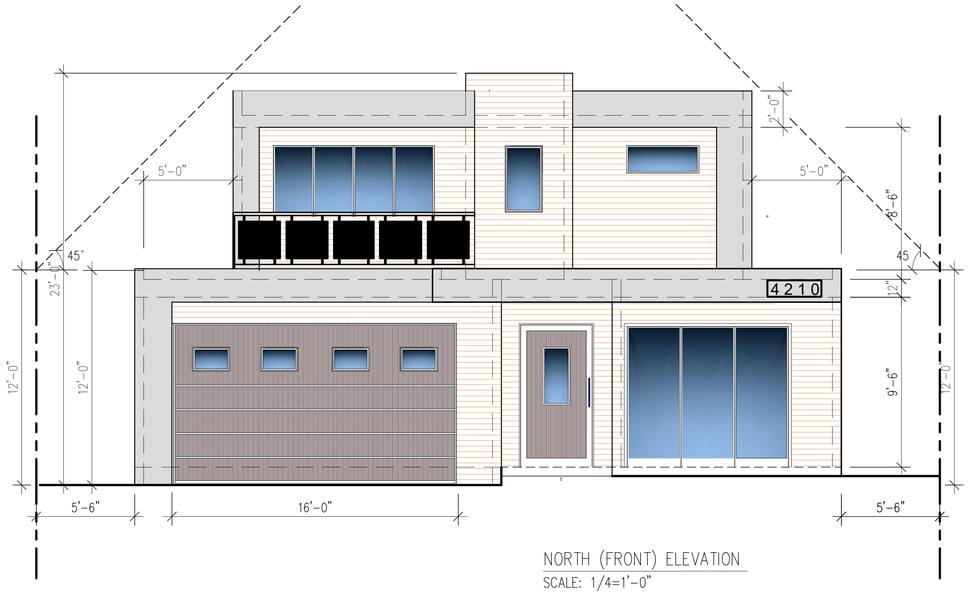
	NOT FOR CONST.
	ISSUED FOR PERMIT
	ISSUED FOR CONST.

DATE: 01-05-2021

SCALE: 1/4"=1'-0" U.N.O.

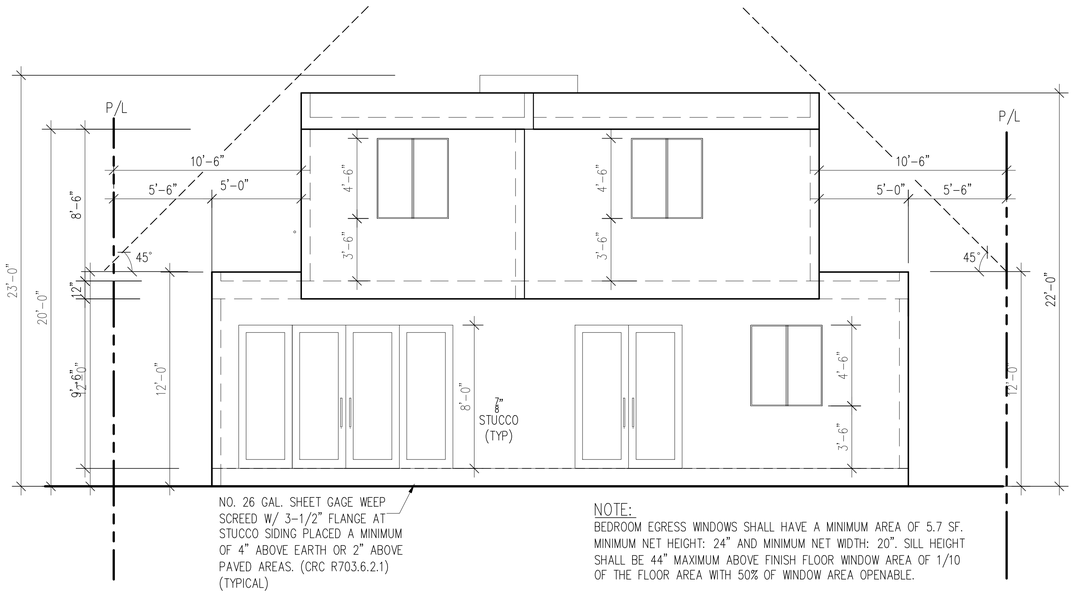
SHEET NO.

A-3



NORTH (FRONT) ELEVATION

SCALE: 1/4=1'-0"

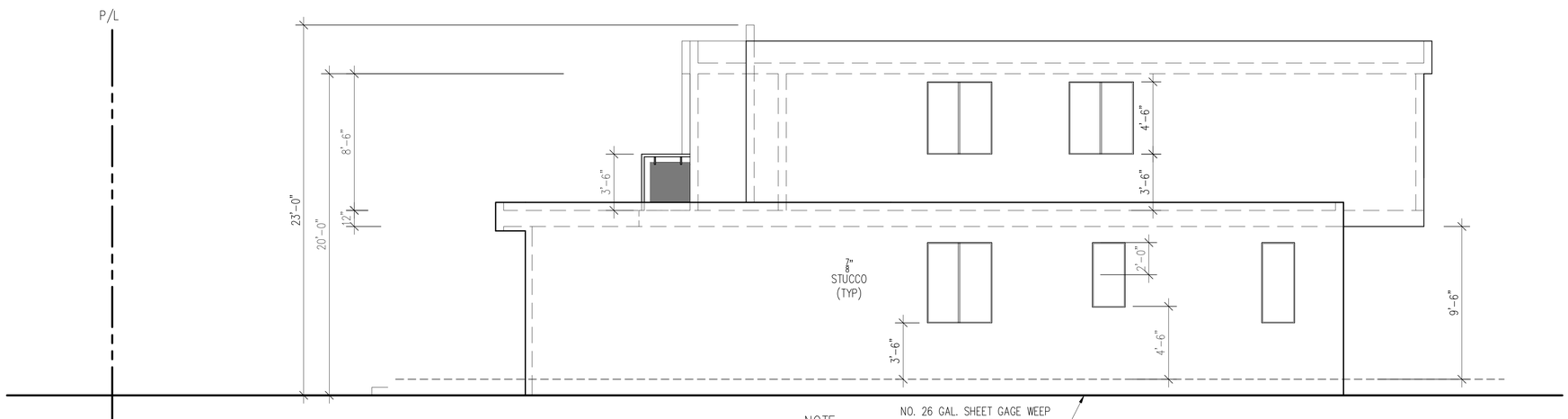


NO. 26 GAL. SHEET GAGE WEEP SCREED W/ 3-1/2" FLANGE AT STUCCO SIDING PLACED A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS. (CRC R703.6.2.1) (TYPICAL)

NOTE:
BEDROOM EGRESS WINDOWS SHALL HAVE A MINIMUM AREA OF 5.7 SF. MINIMUM NET HEIGHT: 24" AND MINIMUM NET WIDTH: 20". SILL HEIGHT SHALL BE 44" MAXIMUM ABOVE FINISH FLOOR WINDOW AREA OF 1/10 OF THE FLOOR AREA WITH 50% OF WINDOW AREA OPENABLE.

SOUTH (REAR) ELEVATION

SCALE: 1/4=1'-0"



NOTE:
BEDROOM EGRESS WINDOWS SHALL HAVE A MINIMUM AREA OF 5.7 SF. MINIMUM NET HEIGHT: 24" AND MINIMUM NET WIDTH: 20". SILL HEIGHT SHALL BE 44" MAXIMUM ABOVE FINISH FLOOR WINDOW AREA OF 1/10 OF THE FLOOR AREA WITH 50% OF WINDOW AREA OPENABLE.

NO. 26 GAL. SHEET GAGE WEEP SCREED W/ 3-1/2" FLANGE AT STUCCO SIDING PLACED A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS. (CRC R703.6.2.1) (TYPICAL)

WEST ELEVATION

SCALE: 1/4=1'-0"

OWNER: HAIKAZ SARGISIAN
ADDRESS: 4210 W. NATIONAL AVE
BURBANK, CA. 91505
(424) 888-0909

ARCHITECT/DESIGNER:
ART CONSTRUCTION SERVICES
144 S. First St., suite 201, Burbank, CA. 91502
TEL: (818) 563-1160, FAX. (818) 563-1160

ENGINEER:
144 S. First St., suite 201, Burbank, CA. 91502
TEL: (818) 563-1160, FAX. (818) 563-1160

PROJECT: (N) 2-STORY S.F.D. W/ ATTACHED 2-CAR GARAGE
ADDRESS: 4210 W. NATIONAL AVE. BURBANK, CA. 91505

JOB NO: **-**

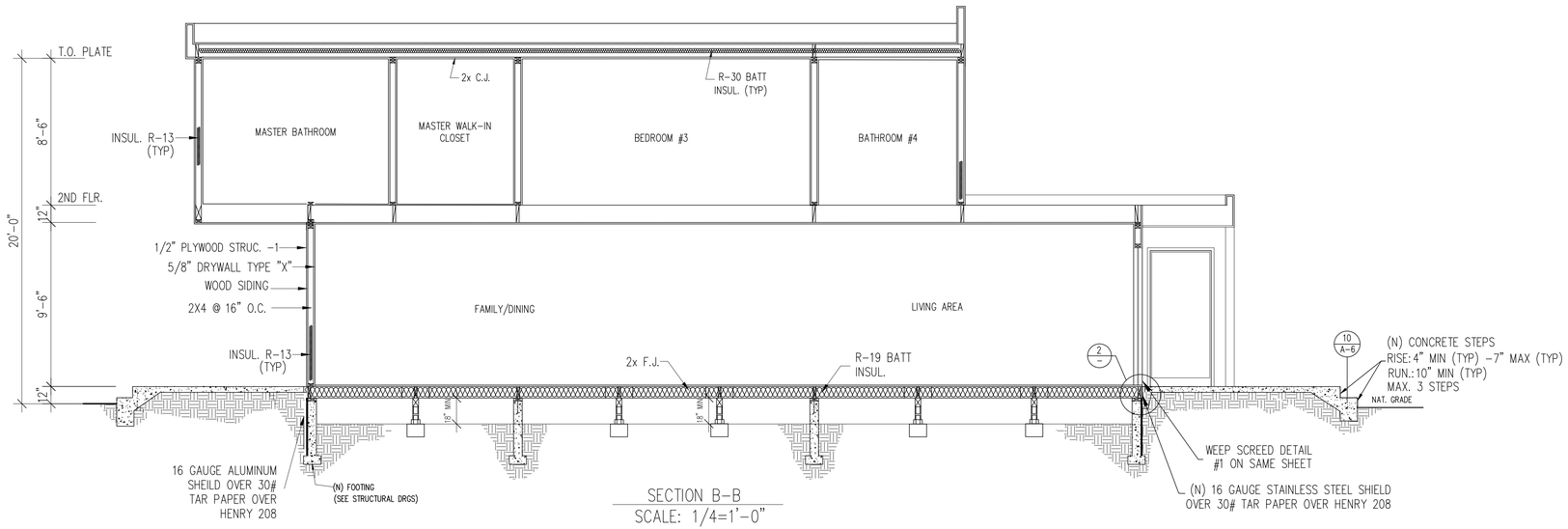
SHEET TITLE
ELEVATIONS

NOT FOR CONST.
ISSUED FOR PERMIT
ISSUED FOR CONST.

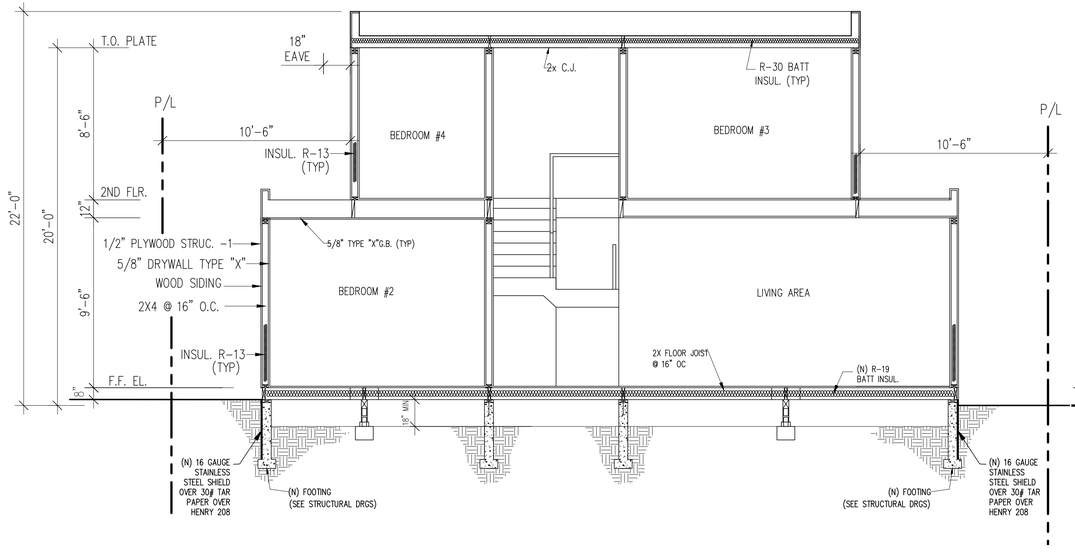
DATE: 01-05-2021

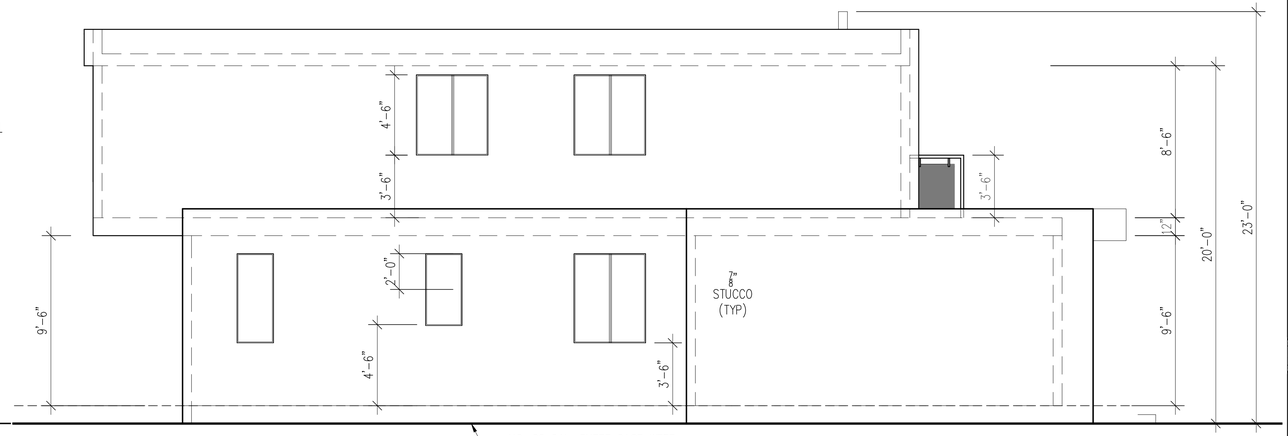
SCALE: 1/4"=1'-0" U.N.O.

SHEET NO.
A-4



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





NO. 26 GAL. SHEET GAGE WEEP SCREED W/ 3-1/2" FLANGE AT STUCCO SIDING PLACED A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREAS. (CRC R703.6.2.1) (TYPICAL)

NOTE:
BEDROOM EGRESS WINDOWS SHALL HAVE A MINIMUM AREA OF 5.7 SF. MINIMUM NET HEIGHT: 24" AND MINIMUM NET WIDTH: 20". SILL HEIGHT SHALL BE 44" MAXIMUM ABOVE FINISH FLOOR WINDOW AREA OF 1/10 OF THE FLOOR AREA WITH 50% OF WINDOW AREA OPENABLE.

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

OWNER: HAIKAZ SARGISIAN
ADDRESS: 4210 W. NATIONAL AVE
BURBANK, CA. 91505
(424) 888-0909

ARCHITECT/DESIGNER:
ART CONSTRUCTION SERVICES
144 S. First St., suite 201, Burbank, CA. 91502
TEL: (818) 563-1160, FAX. (818) 563-1160

ENGINEER:
144 S. First St., suite 201, Burbank, CA. 91502
TEL: (818) 563-1160, FAX. (818) 563-1160

PROJECT: (N) 2-STORY S.F.D. W/ ATTACHED 2-CAR GARAGE
ADDRESS: 4210 W. NATIONAL AVE. BURBANK, CA. 91505

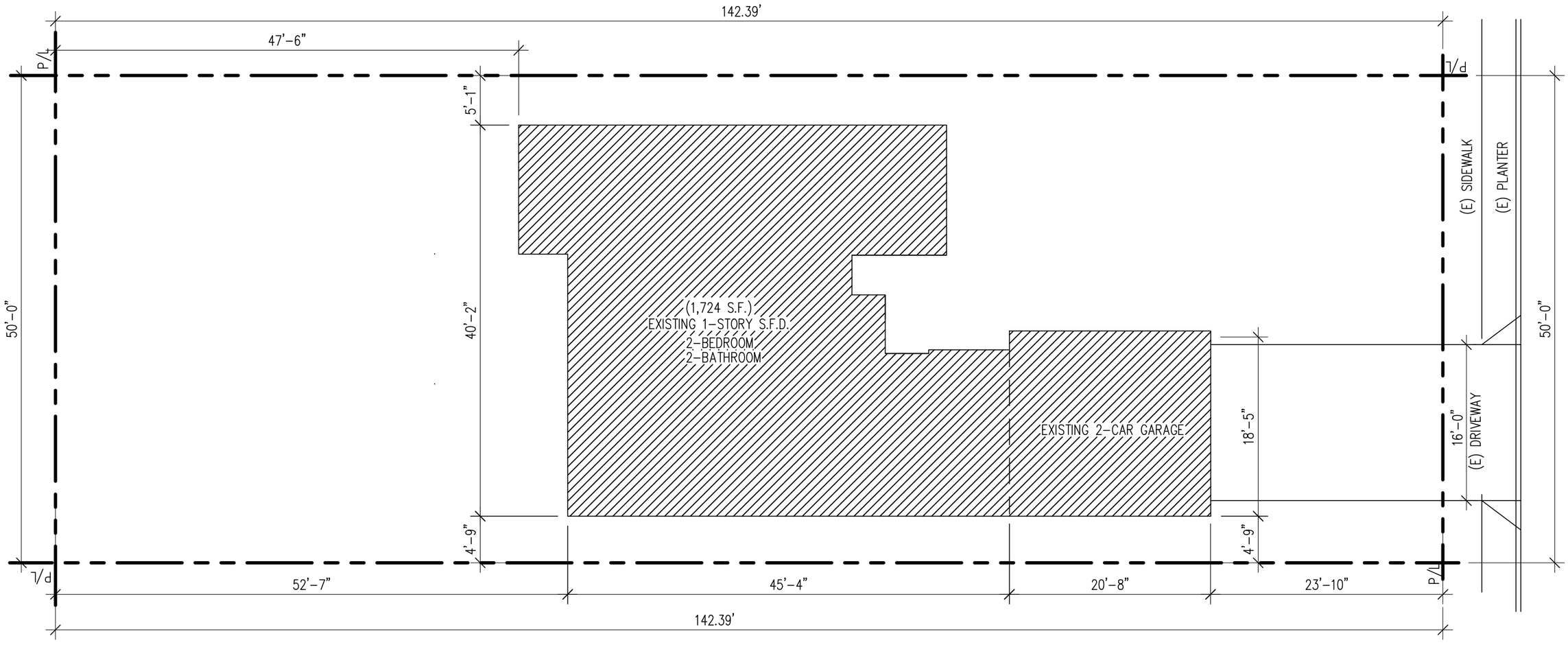
JOB NO: **-**

SHEET TITLE
ELEVATION SECTIONS

NOT FOR CONST.
ISSUED FOR PERMIT
ISSUED FOR CONST.

DATE: 01-05-2021
SCALE: 1/4"=1'-0" U.N.O.
SHEET NO.
A-5

DEMOLITION PLAN



LEGEND

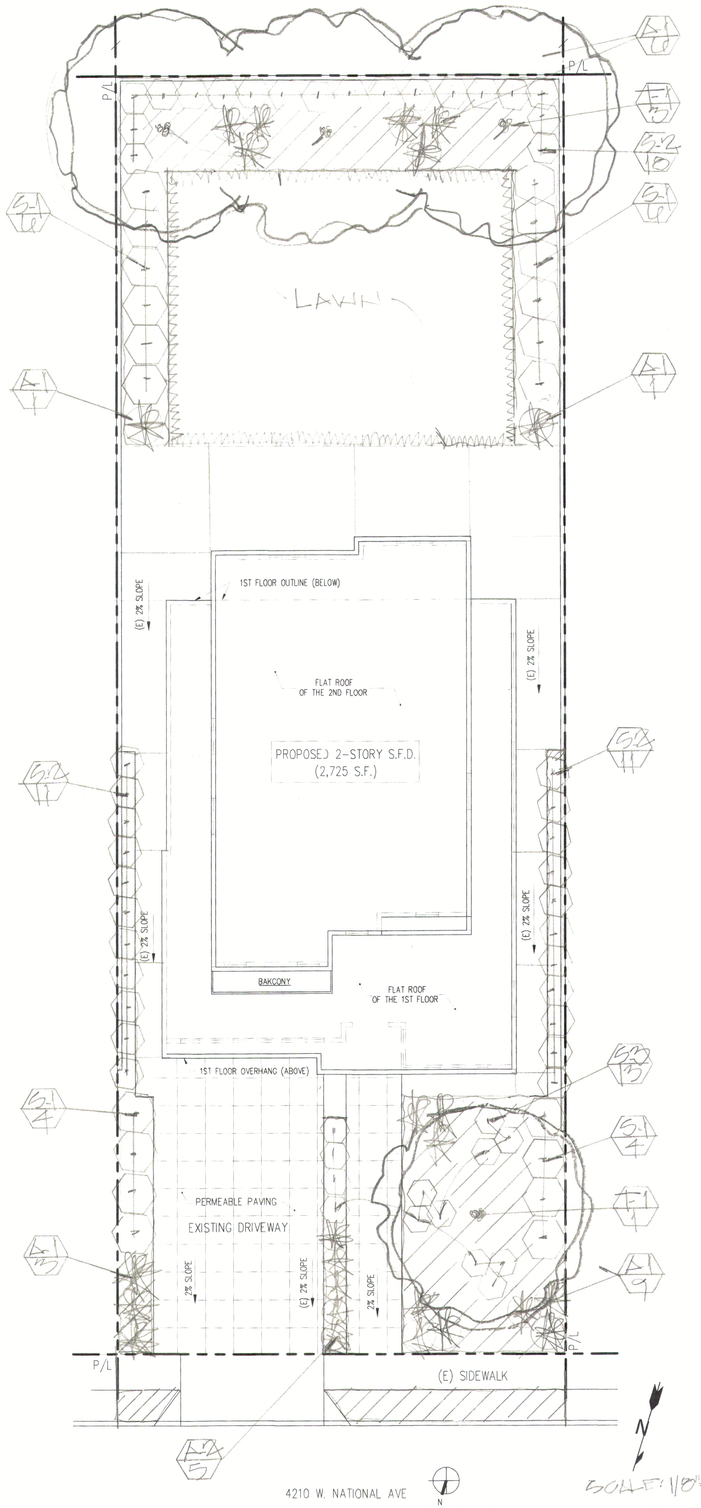
EXISTING 1-STORY S.F.D.
TO BE FULLY DEMOLISHED

(E) PLOT PLAN

SCALE: 1/32"=1'-0"

HAIKAZ SARGISIAN

4210 W. NATIONAL STREET
BURBANK, CA 91505
(424) 888-0909



WATER USEAGE (VALUES)

PLANT LIST

WX	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING
LVH	T-1	OLEA EUROPA 'SHAN HILL	FRUITLESS OLIVE/MULT.	48"BX	4	-
LW	S-1	PODOCARPUS MACROPHYLLA	HOPSEED BUSH	5GAL.	20	5'-0.C
LVH	S-2	ALOE/GYNE HUEGELII	BLUE HIBISCUS	5GAL.	40	4'-0.C
LW	S-3	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5GAL.	13	3'0.C.
LW	A-1	DIETES BICOLOR	FORTNIGHT LILY	5GAL.	20	RANDOM
LW	A-2	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	5GAL.	5	" "
MVH	LAWN	BUCHLOE DACTYLOIDES	BUFFALO GRASS	SOD	-	-
LW	GROUNDCOVER (ALL P.L.S)	SENECIO SERPENS	BLUE SENECIO	FLATS	AS NEEDED	12"O.C.

LVH = LOW WATER USEAGE (.1-.3)
MVH = MODERATE WATER USEAGE (.4-.6)

LANDSCAPE AREA = 2,891 SQ.FT.

LEGEND

- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED ACCENT
- PROPOSED GROUNDCOVER
- PLANT SYMBOL / QUANTITY

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

MWELLO COMPLIANCE

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

LICENSED LANDSCAPE ARCHITECT — LARRY G. TISON — #1377 — 1-3-12 Date — STATE OF CALIFORNIA

PLANTING PLAN

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

OWNER: HAIKAZ SARGISIAN
ADDRESS: 4210 W. NATIONAL AVE
BURBANK, CA. 91505
(424) 888-0909

ARCHITECT/DESIGNER: ART CONSTRUCTION SERVICES
1144 S. First St., suite 201, Burbank, CA. 91502
TEL: (818) 563-1160, FAX: (818) 563-1160

ENGINEER: ~~~~~~~~~~~~~~~~~~~~
1144 S. First St., suite 201, Burbank, CA. 91502
TEL: (818) 563-1160, FAX: (818) 563-1160

PROJECT: (N) 2-STORY S.F.D. W/ ATTACHED 2-CAR GARAGE
ADDRESS: 4210 W. NATIONAL AVE. BURBANK, CA. 91505

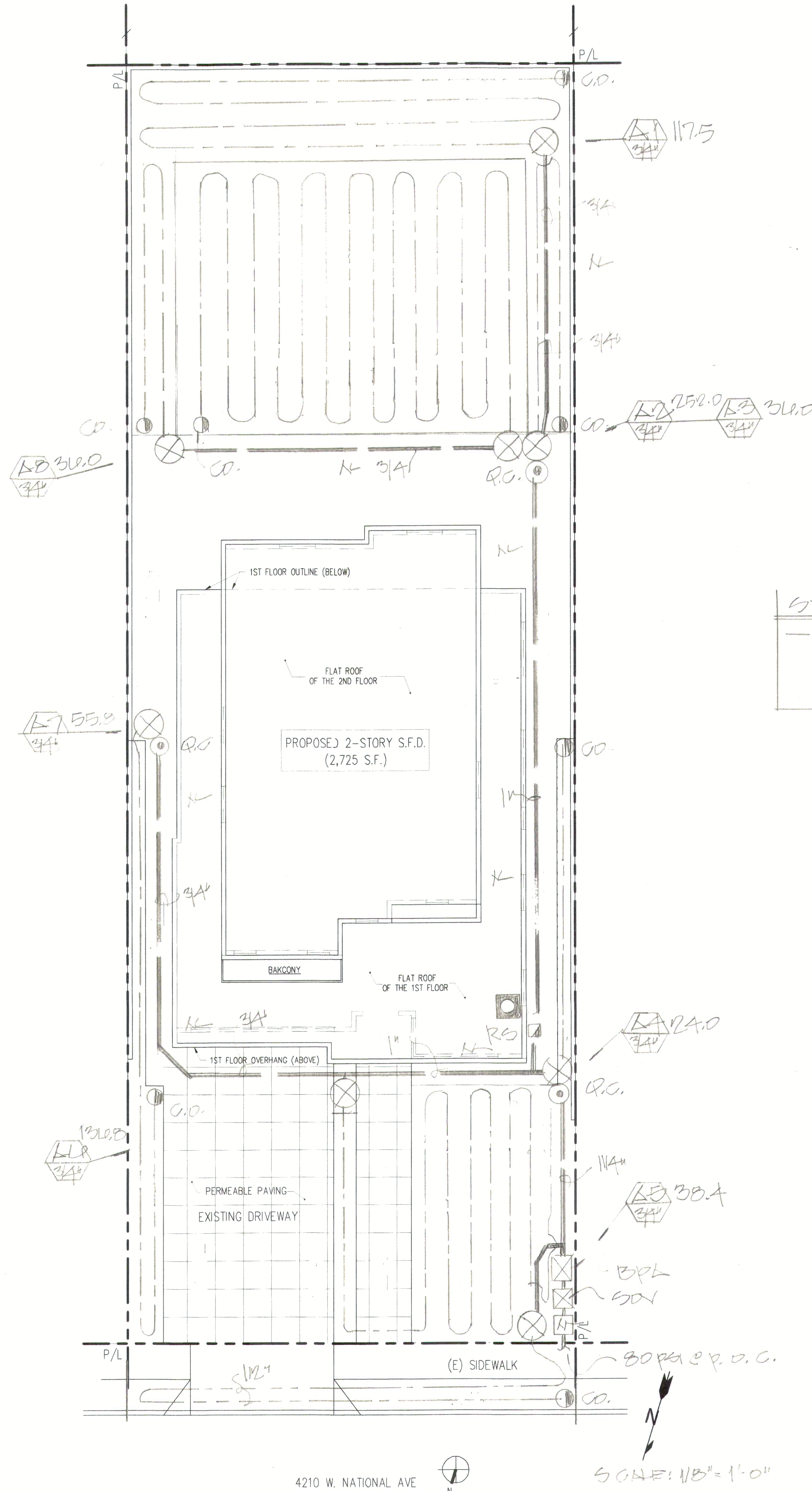
JOB NO: **-**

SHEET TITLE

ISSUED FOR PERMIT
ISSUED FOR CONST.

SCALE: 1/8"=1'-0" U.N.O.

SHEET NO.
L-1



Reference Evapotranspiration (ETo) 51.7

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A-1/LH	.3	DRIP	.81	.37	490	181.3	5,812
A-2/HH	.5	DRIP	.81	.62	1170	725.4	23,252
A-3/LH	.3	DRIP	.81	.37	150	55.5	1,779
A-4/LH	.3	DRIP	.81	.37	57	21.1	677
A-5/LH	.3	DRIP	.81	.37	112	41.5	1,334
A-6/LH	.3	DRIP	.81	.37	587	217.2	6,963
A-7/LH	.3	DRIP	.81	.37	175	64.8	2,078
A-8/LH	.3	DRIP	.81	.37	150	55.5	1,779
				Totals	2,891 (A)	1,362.3 (B) (.47)	43,671
Special Landscape Areas							
				1			
				1			
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	43,671
						Maximum Allowed Water Allowance (MAWA)[e]	50,968

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

[b] Irrigation Method
overhead spray
or drip

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

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

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

(51.7) (0.62) (.55) (2,891) + (0)

MAWA = 50,968 GPY
ETWU = 43,671 GPY

DRIP EMITTERS

SYMBOL	DESCRIPTION	MODEL No.	GPH	PSI
— — —	RAINBIRD DRIPLINE W/ EMITTER 12" O.C.	XFS06-12-100	.60 PER 100'	30

LEGEND

- WEATHER BASED CONTROLLER (RAINBIRD ESP-LXME 8 STATION)
- R.S. — RAIN SENSOR (RAINBIRD RSD_BEX)
- BPA — BACKFLOW PREVENTER (FEBCO 825-Y-1½")
- Q.C. — QUICK COUPLER (RAINBIRD 44LC)
- VALVE (RAINBIRD PEB SERIES)
- VALVE NO. / GPH — VALVE SIZE
- MAINLINE / SCHD. 40 PVC.
- LATERAL LINE / SCHD. 40 PVC
- SOV. — SHUT-OFF VALVE
- IRRIGATION METER
- C.O. — CLEANOUT

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

IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA
#1344

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

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ARCHITECT/DESIGNER: ART CONSTRUCTION SERVICES
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ENGINEER: ~~~~~~~~~~~~~~~~~~~~
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PROJECT: (N) 2-STORY S.F.D. W/ ATTACHED 2-CAR GARAGE
ADDRESS: 4210 W. NATIONAL AVE.
BURBANK, CA. 91505

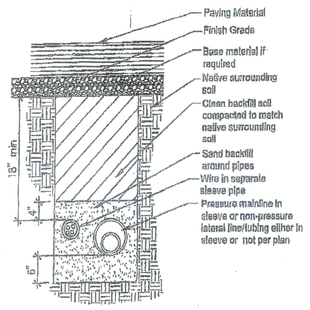
JOB NO: **_**

SHEET TITLE

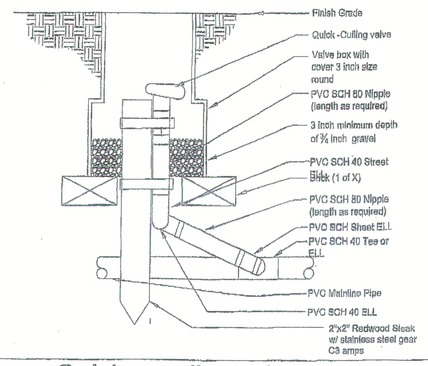
ISSUED FOR PERMIT
ISSUED FOR CONST.

SCALE: 1/8"=1'-0" U.N.O.

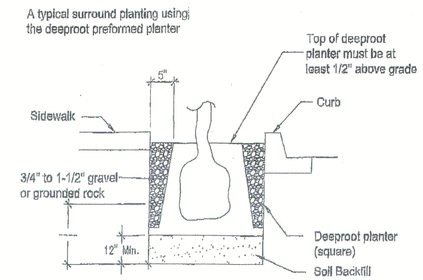
SHEET NO.
L-2



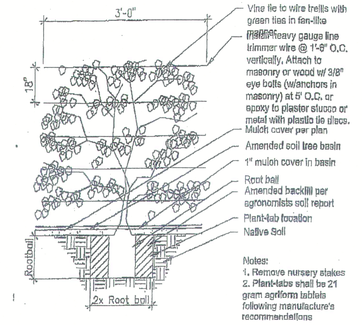
Pipe & wire trenching



Quick coupling valve



Tree Root barriers



Vine Planting detail

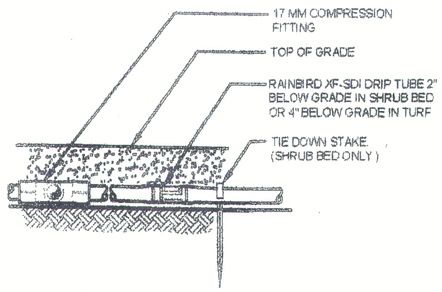
1. Contractor shall verify plant count for bidding purposes.
2. Ground cover indicated by shall be continuous under shrub.
3. Planting areas which have no cover indicated shall receive 3" min. fine redwood bark as a ground cover.
4. Contractor shall guarantee plant material for 90 days after installation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

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

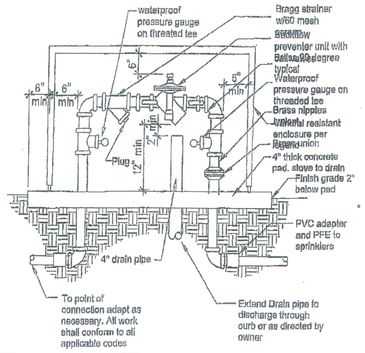
Landscape Notes

Soil Texture	Maximum rate inch per hour							
	Cover	Base	Cover	Base	Cover	Base	Cover	Base
Course Sandy Soil	2.00	2.00	2.00	1.50	1.50	1.00	1.00	0.50
Course sandy soil over compact lawn	1.75	1.50	1.25	1.50	1.00	0.75	0.75	0.40
Light Sandy	1.75	1.00	1.25	0.80	1.00	0.80	0.75	0.40
Light Sandy compacted subsoil	1.25	0.75	1.00	0.50	0.75	0.40	0.50	0.30
Uniform Soil	1.00	0.50	0.80	0.40	0.60	0.30	0.40	0.20
Light over compact soil	0.50	0.30	0.50	0.25	0.40	0.16	0.30	0.10
Light clay over	0.20	0.15	0.15	0.10	0.12	0.05	0.10	0.05

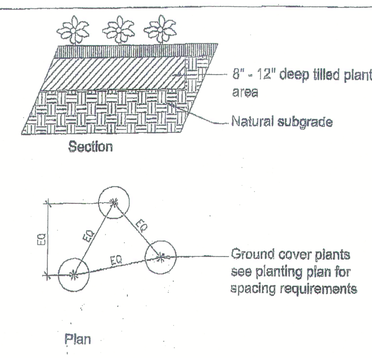
Soil characteristics



DRIP TUBE



Backflow preventer



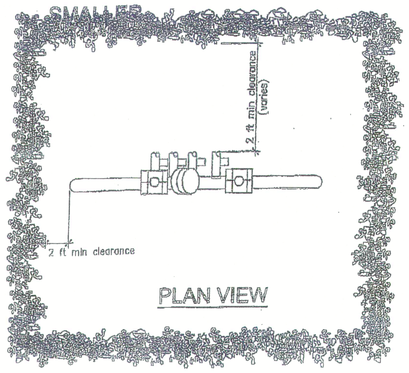
Ground Cover planting detail

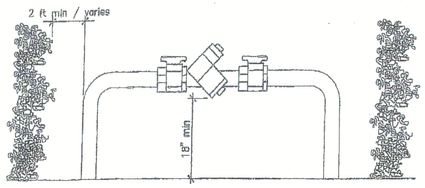
1. All irrigation lines under drives to be installed in pvc sleeve @ 18" depth min.
2. Locate all RCV's and HB's in planting areas. (typ.)
3. Jet all lines and trenches under paving 90% min.
4. Install remote control valve in ametex 12" box or equal (one valve per box) & marked "Irrigation", located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

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

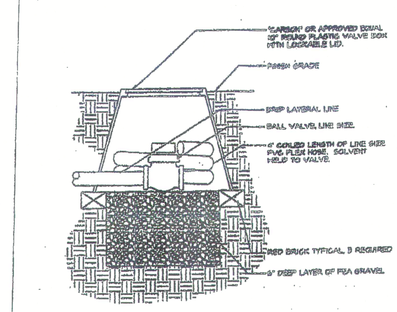
Irrigation notes

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

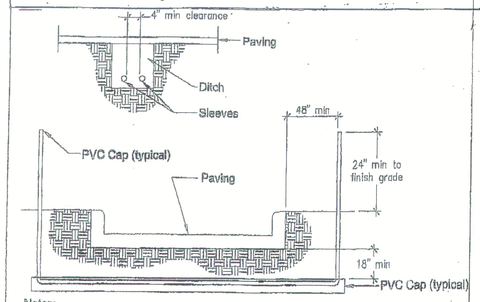




BACKFLOW DEVICE SCRENING DETAIL



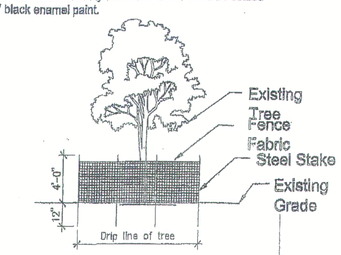
DRIP IRRIGATION FLUSH VALVE DETAIL



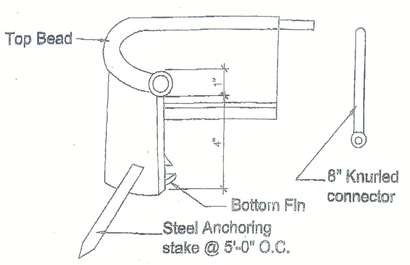
Notes:
1. All PVC irrigation sleeves to be class 200 pipe
2. All joints to be solvent welded and watertight
3. Where there is more than one sleeve, extend the smaller sleeve to 24-inches minumum above finish grade
4. Mechanically temp to 95% compaction.

Sleeving

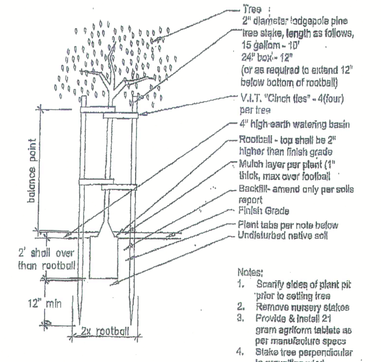
Note;
1. Dripline of tree shall be enclosed w/ a 4'-0" high fence, fence fabric to be durable and bright color, stake to be steil, size and installed to be depth of 12" min.
2. Any trenching required within the dripline of the tree shall be hand dub. Any roots cut over 2" shall be sealed w/ black enamel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



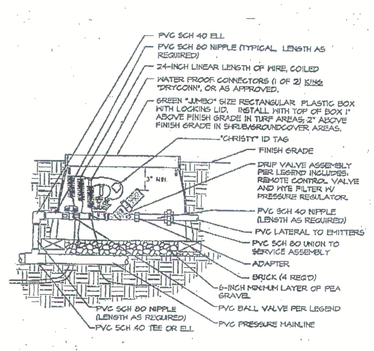
Protection of Existing Tree



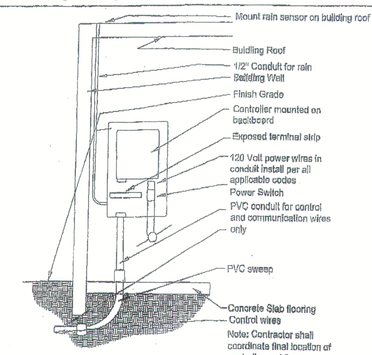
Polyethylene edging



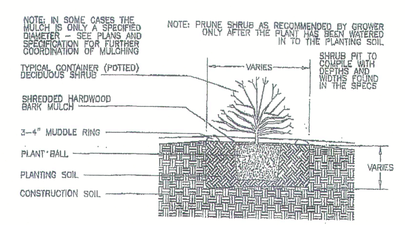
Tree staking detail



REMOTE CONTROL VALVE



Solid-state Controller



CONTANER SHRUB PLANTING DETAIL

Revisions

THE DRAWING AND SPECIFICATIONS AND THE PROPERTY AND COPYRIGHT OF THE ORIGINATED SHALL NOT BE USED ON ANY OTHER WORK, EXCEPT BY WRITTEN AGREEMENT WITH THE DESIGNER.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

Larry G. Tison & Associates
Larry G. Tison A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. Broadway Suite C Glendale, California 91205
818-241-6169
Larrytison@gmail.com

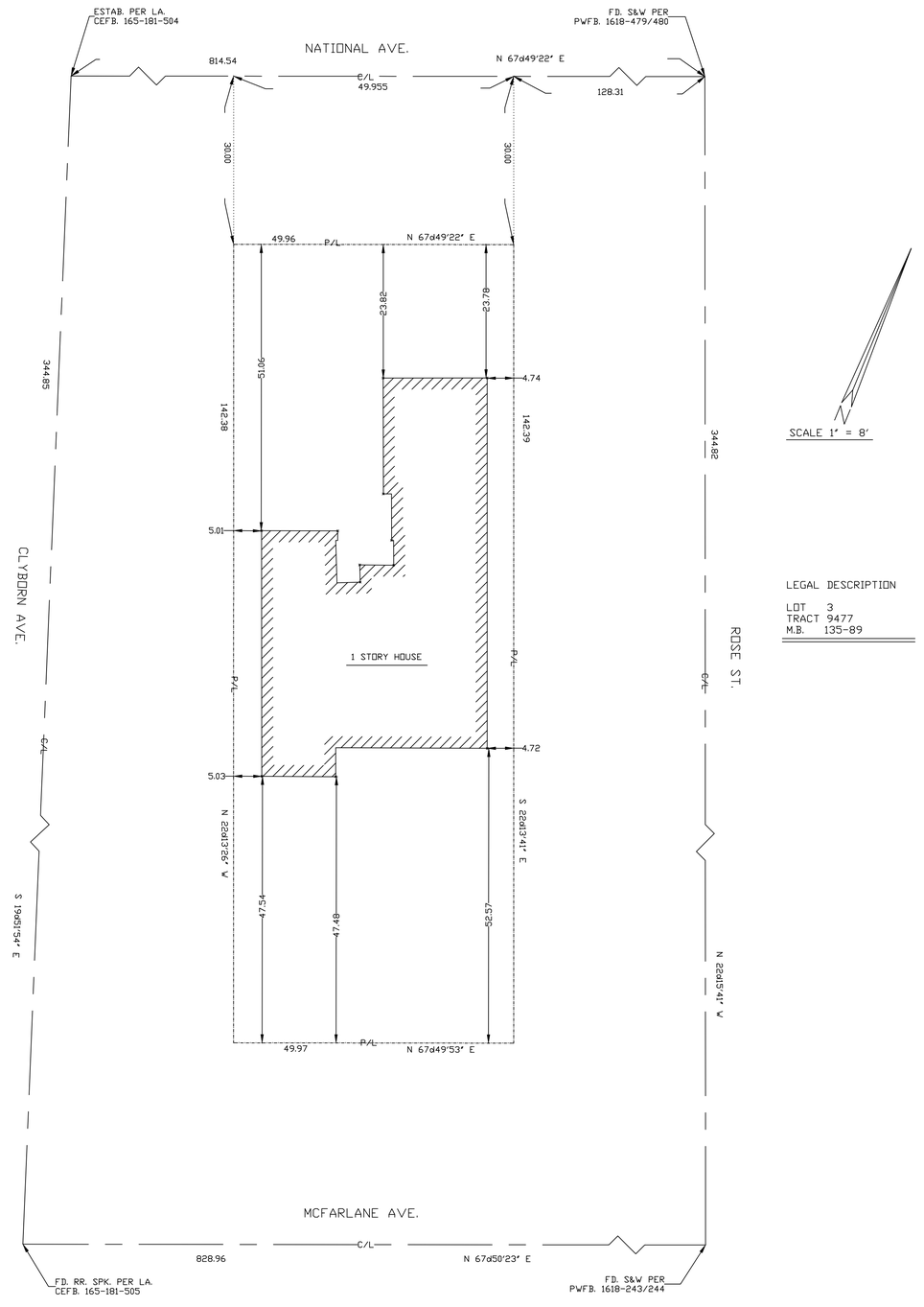
Note: use details as applicable to this project only.

LANDSCAPE DETAIL & SPECIFICATION PLAN

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

AS BUILT SURVEY FOR
EXISTING HOUSE.

4210 W. NATIONAL AVE.
BURBANK, CA. 91505



SCALE 1" = 8'

LEGAL DESCRIPTION

LOT 3
TRACT 9477
M.B. 135-89

NOTE
EASEMENTS IF ANY, ARE NOT SHOWN ON THIS SURVEY.

SURVEYED BY: GOR MKRTCHYAN
DATE: 04-16-2019