

**PROJECT DESCRIPTION:**

(E) One story single family building to be converted to two story single family house  
(No proposed grade change with this application)

**Plans approved for plan check process**

**PROJECT DATA:**

LEGAL DESCRIPTION:  
TRACT # 12413 LOT 3  
APN #: 2456-033-001  
ADDRESS: 840 E VERDUGO AVE  
BURBANK, CA 91501  
LOT AREA = 9,425 S.F.

CONSTRUCTION TYPE: = V-B (FULLY SPRINKLED)  
(FULLY SPRINKLED)  
OCCUPANCY = R3 / U

ZONE = R 1 Single Family Residential  
ALLOWABLE BUILDING HEIGHT = 30'-0" TO TOP OF ROOF W/ 5'-0" SIDE SET BACK.  
PROPOSED NEW HT = 27'-3" TO TOP OF ROOF W/ 6" SIDE SET BACK.

**PARKING:**

REQUIRED PARKING:  
3 CAR PARKING  
PROPOSED PARKING:  
(EXIST'G) 18X20' INSIDE CLR. DETACHED 2 CAR GARAGE

**REQUIRED/ PROPOSED SETBACKS**

REQUIRED FRONT SETBACK = 20'-9" MIN  
PROPOSED FRONT SETBACK = 27'-3"  
REQUIRED SIDE SETBACK = 5'-11" MIN  
PROPOSED SIDE SETBACK = 6'-0"  
REQUIRED REAR SETBACK = 15'-0" MIN  
PROPOSED REAR SETBACK = 74'-11"  
TOTAL LOT WIDTH = 58.97'

**LOT FAR CALCULATION**

EXIST'G 1ST FLOOR = 2,200 SQ FT  
TOTAL FLOOR AREA ALLOWED (LOT AREA 9,425 SQ FT) = 3,000 (0.4 X 7,500) = 3,000  
= 577.5 (0.3 X 1,925)  
3,577.5 ALLOWED

PROPOSED GROUND FLOOR AREA = 1,995 SQ FT  
PROPOSED SECOND FLOOR AREA = 1,395 SQ FT  
REAR GAZEBO AREA = 903 SQ FT (UNDER SEPARATE PERMIT) INCLUDING 94 S.F. OF COVERED STRUCTURE (BATH + CLOSET)

REAR GAZEBO AREA (ENCLOSED STRUCTURE) = 94 SQ FT (BATH AND CLOSET)

PROPOSED FLOOR AREA = 3,484 SQ FT < 3,577.5

**PROPOSED LOT COVERAGE AREA**

ALLOWABLE LOT COVERAGE = 50% OF 9,425 = 4,712.5 SQ FT

SINGLE FAMILY BUILDING FOOT PRINT = 2,055 SQ FT

EXIST'G 2 CAR GARAGE = 414 SQ FT

REAR GAZEBO FOOT PRINT = 903 SQ FT (UNDER SEPARATE PERMIT)  
3,372 SQ FT (= 35.7%)

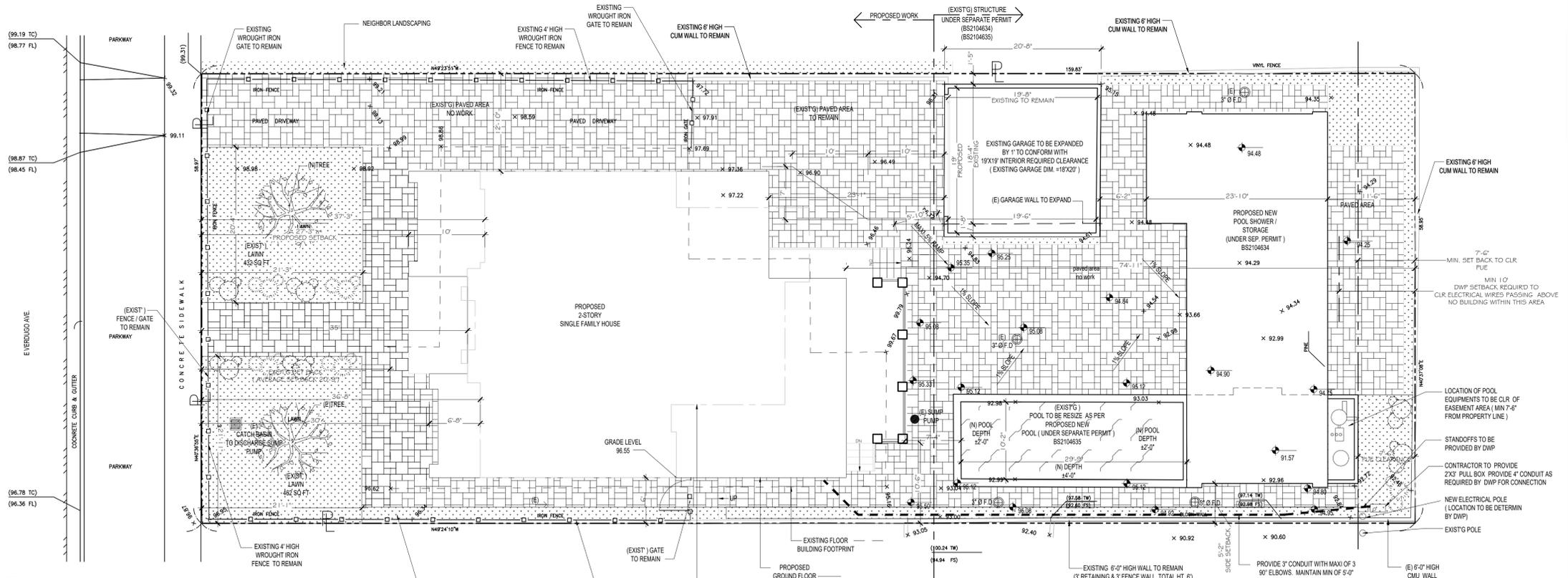
**FRONT YARD LANDSCAPE CALCULATION:**

TOTAL FRONT YARD AREA: 58.97' X 25.75' = 1518 SQ.FT.  
REQUIRED LANDSCAPED AREA: 55% (1518 S.F.) = 835 SQ.FT.  
PROPOSED FRONT YARD LANDSCAPED AREA = 894 S.F. = 60% (462 S.F. + 432 S.F. = 894 S.F.)

**CONSULTANT LIST**

DESIGNER:  
DTD CONSTRUCTION SOLUTIONS, INC.  
9900 SATICOY ST  
BURBANK, CA 91504  
(818) 967-9043

SURVEYOR:  
APOLO LAND SURVEYING, INC.  
6400 E WASHINGTON BLVD  
COMMERCE, CA 90040  
(562) 335-0425



**SITE PLAN**  
1/8" = 1'-0"

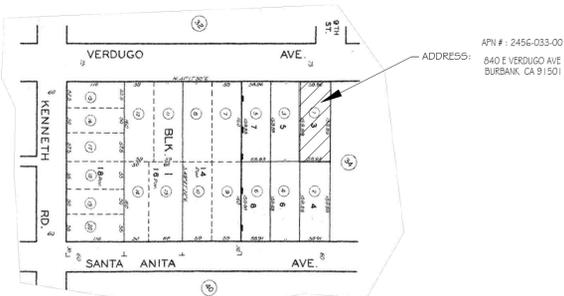
**LEGEND**

- LANDSCAPING
- PAVERS

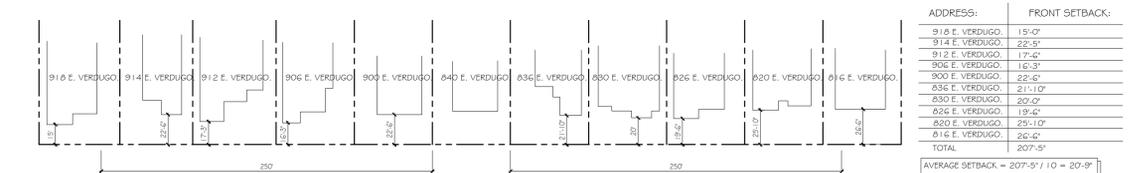
**Conditions of Approval must include:**  
1. Submission of a landscape plan during plan check with landscape screening along both side property lines and entire length of the rear property lines.  
2. Restriction on maximum top of the plate height - to 20 feet as measured from lower grade.

**SHEET INDEX**

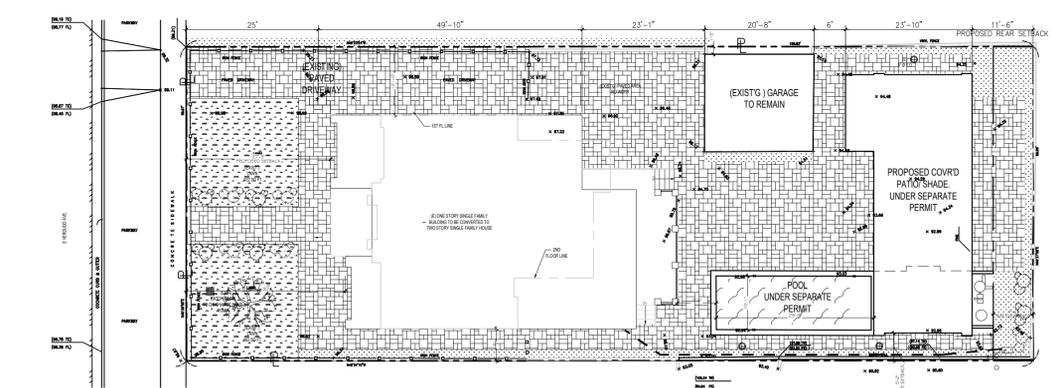
- ARCHITECTURAL
- A 0.0 DATA / SITE PLAN
  - A 0.1 GENERAL NOTE
  - A 1.0 SITE SURVEY
  - A 2.0 EXISTING FLOOR AND ROOF PLAN
  - A 2.1 PROPOSED 1ST FL PL
  - A 2.2 PROPOSED 2ND FL PL
  - A 2.3 PROPOSED ROOF PL
  - A 2.4 FLOOR AREA CALCULATION
  - A 3.1 ELEVATIONS
  - A 3.2 ELEVATIONS
  - A4.1 SECTIONS
  - A4.2 DETAILS



**VICINITY MAP.**  
NOT TO SCALE.



**PREVAILING SETBACK CALC.**  
1/8" = 1'-0"



**PLOT PLAN**  
1/8" = 1'-0"

SEPARATE APPLICATION AND PERMIT IS REQUIRED FOR:  
1. FIRE SPRINKLER SYSTEM  
2. DEMOLITION



**REVISION**

ALL CONSTRUCTION ARCHITECTURAL DOCUMENTS WAS PROVIDED BY (DTD CONSTRUCTION) ALL DIMENSION AND ORIENTATIONS WAS DEVELOPED WITH BEST OF VISUAL KNOWLEDGE @ JOB SITE VERIFICATION IS REQUIRED AT THE JOB SITE AND ANY DISCREPANCY SHALL BE NOTIFIED ALL OTHER AGENCIES

**DESIGN & BUILD CONSULTANT**  
DTD CONSTRUCTION  
9900 Saticoy st  
Burbank, CA 91504  
Tel: (818) 738 0551  
E-Mail: Dtdbuilders@gmail.com

LOCATION OF POOL EQUIPMENTS TO BE CLR OF EASEMENT AREA (MIN 7'-0" FROM PROPERTY LINE)  
STANDOFFS TO BE PROVIDED BY DWP  
CONTRACTOR TO PROVIDE 2X3" FULL BOX PROVIDE 4" CONDUIT AS REQUIRED BY DWP FOR CONNECTION  
NEW ELECTRICAL POLE (LOCATION TO BE DETERMIN BY DWP)  
EXIST'G POLE

**OWNER**  
Eric Knaichkan

**ADDRESS**  
840 E Verdugo  
Burbank Ca, 91501

**PROJECT ADDRESS:**  
840 E Verdugo  
Burbank Ca, 91501

THE ABOVE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN PROPERTY OF THE DTD CONSTRUCTION, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

**DATE:** 9-01-19

**SCALE:**  
P.J. # D-9143

**SHEET NAME:**  
Site Plan

**SHEET #**

**A 0.0**

- OF -

GENERAL NOTES/SPECIFICATIONS

U.N.O. ALL NEW FINISHES/ MATERIALS TO MATCH AS CLOSE TO THE EXISTING MATERIALS & QUALITY IF NOT BRING IT TO THE ATTENTION OF THE OWNER.

- CONTRACTOR TO CHECK & VERIFY DESIGN AND STRUCTURAL DRAWINGS.
DRAWINGS NOT TO BE SCALED. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED IN CASE OF DISCREPANCIES. CLARIFY WITH THE OWNER BEFORE EXECUTION.
CONTRACTORS TO VERIFY THE SITE CONDITIONS, DRAWINGS AND THE DETAILS FOR PROPER EXECUTION AND GENERATE THEIR OWN SHOP DETAILS FOR FIELD REQUIREMENTS.
CONTRACTOR TO PROVIDE NECESSARY FLOOR FINISH ALLOWANCE IN THE CONCRETE SLAB . ALL FINAL FINISHES TO MATCH AT THE SAME LEVEL.
ALL HOT WATER LINES TO INSULATED.
FOLLOW DESIGN DRAWINGS FOR THE DIMENSIONS. VERIFY DESIGN & STRUCTURAL DRAWINGS TOGETHER FOR THE LAYOUT AND CONSTRUCTION.
PROVIDE ONE COAT OF PRIMER, 2 COAT OF PAINT MINIMUM AT ALL SURFACES NEEDED TO BE PAINTED. USE OIL/ WATER BASE PAINT FOR EXTERIOR AND INT. WOOD SURFACES AND METAL. CONSULT THE OWNER FOR THE COLOR, LOCATION OF STAINS AND TEXTURE. EXISTING & NEW ADDITIONS.( ALL PAINT TO BE LEAD FREE)
PROVIDE 2 LAYERS OF 15 LBS OF MOISTURE RESISTANCE BARRIER AT THE CONCRETE SLAB BEFORE INSTALLING FINISH MATERIAL.
CONTRACTOR TO PROVIDE 2X BACKING FOR THE BATHROOM FIXTURES APPLIANCES, AND ACCESSORIES. GLASS DOORS, PANELS & SHOWER DOORS
PROVIDE GAS SHUT OFF VALVE AT THE POINT OF ENTRY INTO THE BUILDING.

- HOT WATER HEATER TO BE STRAPPED TIGHT AT TOP AND BOTTOM FOR THE EARTHQUAKE SAFETY. ALT. UNDEMAND HW. UNIT TO FOLLOW MECH. PLUMBING ELECT. BLDG CODE.
ALL THE TUBS AND SHOWERS TO BE PROVIDED WITH BUILT IN TILED SHAMPOO SHELF, WITH IN THE WALL, LOCATION TO BE DECIDED IN THE FIELD.
ALL TUBS AND SHOWER AREAS TO HAVE NON ABSORBENT MATERIAL UP TO THE FULL CLG. HEIGHT, WITH GREEN BOARD OR TWO LAYERS OF 15 LBS MOISTURE BARRIER W/ MTL. LATH & 3/4" CEMENT CONC. FLOAT TO LEVEL ALL SURFACES.
PROVIDE NATURAL SUPPLY AIR, AND EXHAUST VENT FLUE FOR THE AC FURNACES AND THE HOT WATER HEATER.
NOTCH PER CODE THE JOISTS. PROVIDE SHEET METAL FLASHING AT THE WALL AND DRIP JUNCTION.
PROVIDE TUB ACCESS PANELS AT ALL BATHROOM (1'4X1'4" MINI).

- PROVIDE DECORATE STYLE, PIANO TYPE, WHITE COLOR SWITCHES, RECEPTACLES, PLATES DIMMERS, SMOKE DETECTORS ETC. ALL BATH RM, CLOSETS, LAUNDRY TO BE EQUIPPED W/ OCCUPANCY SENSOR.
FRAMING MINI. OF 2% SLOPE / DRAINAGE AWAY FROM THE STRUCTURE AND 1% SLOPE IN CASE OF THE CONCRETE SURFACES. U.N.O ON CIVIL PLANS.
FLUORESCENT LIGHTS RATED NOT LESS THAN 40 LUMENS/ WATTS SHALL BE INSTALLED IN BATHROOM AND KITCHEN FOR PRIMARY GENERAL LIGHTING. ALL ROOMS NOT INSTALLED W/ FLUORESCENT LIGHTING SHALL HAVE OCCUPANCY SENSOR
ALL WORK SHALL CONFORM TO THE LATEST BUILDING CODE IN FORCE THE CITY.(CBC 2010)

DEMOLISH ONLY REQUIRED AREAS AS NEEDED FOR NEW CONSTRUCTION. PROTECTION OF EXISTING MATERIALS, FINISH AREAS, FIXTURE, APPLIANCES ARE CONTRACTORS RESPONSIBILITY. (DO NOT DEMOLISH MORE THAN 49% OF (E) BLDG.)

- FRAMING CONTRACTOR TO PROVIDE ALL DROP CEILING, NICHE, AND FINISH PLATFORMLEDGES ETC. CONSULT OWNER TO COORDINATE FOR LIGHTING FIXTURE , AC, & FIRE SPRINKLER HEAD.
ALL EXTERIOR WINDOWS TO BE INSTALLED BY THE FRAMING CONTRACTOR.
FRAMING CONTRACTOR TO COORDINATE WITH THE FOUNDATION CONTRACTOR FOR HOLD DOWNS, BOLTS, MOMENT FRAME/ STEEL COLUMN.
FRAMING CONTRACTOR TO PROVIDE STRAIGHT EDGE, PLUMB AND ALIGNMENT THROUGH OUT THE BUILDING.
ALL WINDOW TO BE DUAL GLAZED, LOW "E" ARGON GAS TEMP. GLASS AS REQ'D., VINYL CLAD. CASEMENT TYPE (U.N.O.) OR AS SPECIFIED IN PLANS .
VERIFY BASE & CASING IN EXISTING RESIDENCE AND NEW TO MATCH WITH EXISTING BUILDING. CONSULT OWNER
PROVISION FOR EXT. LOW VOLTAGE LIGHT SWITCHES INSIDE@ RESH. ENTRY & CONSULT OWNER
CONTRACTOR AND OR OWNER TO CONSULT WITH CIVIL & GEOLOGICAL ENGINEER IF REQD. BY CITY FOR THE FOOTING DEPTH, ALL BLDG. FOOTING BOTTOM TO BE PLACED MINI 12" INTO BEDROCK OR UNDISTURBED NATURAL GRADE OR CERTIFIED COMPACTED FILL APPROVED FROM CITY OF L.C.F. GRADING DEPT..

- FRAMING CONTRACTOR TO PROVIDE 2" Ø ROLLS IN EAVES @ 2X BLK. FOR ROOF/ EAVES VENTILATION @ 32" O.C.
CONTRACTOR TO PROVIDE WELDING CERTIFICATE AS NECESSARY.
MAIN SERVICE PANEL @ THE BLDG. TO BE GROUNDED WITH IN 5'-0" OF MAIN WATER SERVICE LINE COMING INTO BUILDING.
PROVIDE 2X FIRE BLOCKING
PROVIDE 2X SOLID BLK. OR DBL. 2X BLK. AS NEEDED
NEEDLES & DIM. PROVIDED ARE WITH FINAL FINISHES INCLUDED.
PROVIDE 2 WALL MOUNTED INSTANT ON DEMAND HOT WATER HEATER. CONSULT OWNER
PROVIDE ANTI SIPHON DEVICE AT ALL THE HOSE BIBS.
PROVIDE 2X PRESSURE TREATED LUMBER WHEN IN CONTACT WITH DIRT, CONCRETE, BLOCKS, OR MOISTURE.
ALL EXPOSED STRUCTURAL WOOD/ LUMBER WORK TO BE DONE WITH HEAVY TIMBER CONSTRUCTION. (RED WOOD OR PRESSURE TREATED OR EXTERIOR GLUE TREATED MATERIALS.).

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE OWNER, ENGINEER AT ONCE FOR INSTRUCTION ON HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED, WITHOUT INSTRUCTIONS FROM THE OWNER/ENGINEER, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE OWNER/ENGINEER. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR WHERE DETAILS REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION METHOD INVOLVED, UNLESS A WRITTEN DECISION FROM THE DESIGN/ENGINEER/OWNER HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS.

- CONTRACTOR SHALL CONFINE HIS OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCLUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR, IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK, SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION.
CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION MATCH SURROUNDING SIMILAR SURFACES.

- EXISTING HARDWOOD FLOORS ARE TO BE SAVED. AREAS EFFECTED DUE TO ALTERATIONS REMOVE WOOD FLOOR AND SAVE THEM FOR REINSTALLATION, IN OTHER AREAS PROTECT FLOOR WITH PLYWD., AND CONSTRUCTION PAPER; NEW HARDWOOD FLOOR AND AREAS TO MATCH WITH EXIST. AND FINISHED ACCORDINGLY TO MATCH WITH (E).
USE NRP HINGES IN EXT. OPENING DOORS.
INSTALL WOOD FLOOR OVER 1" OF CHEMICAL TREATED WATER RESISTANT PLYWD. OVER 2 LAYERS OF #15 WATER BARRIER. INSTALL PLYWOOD WITH 2 1/2" LONG CONCRETE NAILS AND INSTALL WOOD FLOOR ON TOP OF 10 MIL VISQUEEN CONSULT OWNER FOR SPECT. FOR ENGINEERED WOOD FL MATERIALS & INSTALLATION INSTRUCTION.
PROVIDE INDIVIDUAL UNITS FOR HVAC FOR 3 ZONES. SPLIT SYSTEM. FAU 80%, CONDENSING UNITS 13 SEERS, 3 THERMOSTATS OF HONEYWELL OR GOOD QUALITY, SUPPLY & RETURN RETURNS TO BE LOUVERED, DIRECTIONAL .

- PROVIDE AND UPGRADE EXIST. ELECTRIC SERVICE TO 400 AMP. WITH SUB-PANEL. ALL HOUSE TO BE WIRED NEW IN ROMEX. CONSULT OWNER. PROVIDE ADDITIONAL 200 AMP SUB PANEL.

- IN AREAS WHERE NOT EFFECTED BY ADDITION AND REMODEL, BLDG. TO RETAIN ORIGINAL STUCCO. SAND BLAST EXISTING STUCCO AND APPLY FINAL COLOR CODE TO MATCH WITH NEW.

- TEMPORARY ERECTION BRACING AND SHORING SHALL BE PROVIDED AS REQUIRED ON ALL BEAMS, WALLS, ETC. ADEQUATE TO PROVIDE FULL STRUCTURAL STABILITY AND SAFETY. BRACING SHALL NOT BE REMOVED UNTIL THE ELEMENTS ARE FULLY CONNECTED AND ARE CAPABLE OF SUPPORTING THE DESIGN LOADING.
CONTRACTOR AGREES THAT HE OR SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR/DEVELOPER SHALL DEFEND INDEMNIFY AND HOLD THE OWNER AND ENGINEER & OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF THE WORK IN THIS PROJECT.

- CONTRACTOR SHALL USE EXTREME CARE AND CAUTION DURING CONSTRUCTION SO AS NOT TO DAMAGE ANY EXISTING FACILITIES, PAVING, EQUIPMENT, LANDSCAPE, ETC. ANY DAMAGE DONE BY THE CONTRACTOR TO EXISTING FACILITIES SHALL BE REPAIRED TO THE SATISFACTION OF AND AT NO EXPENSE TO THE OWNER.
WHERE WORK OR EQUIPMENT IS INDICATED N.I.C., SUCH WORK AND/OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. THE CONTRACTOR SHALL COORDINATE AND COOPERATE TO EFFECT SUCH INSTALLATION. OTHERS, THE CONTRACTOR SHALL COORDINATE AND COOPERATE TO EFFECT SUCH INSTALLATION.
ALL REQUESTS FOR CLARIFICATION OF THESE DRAWINGS SHALL BE DIRECTED TO THE DEVELOPER.
ALL DRAWINGS AND NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ANY ONE WILL BE AS BINDING AS IF CALLED FOR BY ALL.

- ALL COSTS FOR INSPECTIONS, TESTS AND LICENSES; INCLUDING STRUCTURAL ENGINEER'S SITE VISITS, IF NECESSARY, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/ DEVELOPER UNLESS NOTED OTHERWISE IN THE SPECIFICATIONS.

- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ANY AND ALL EXISTING UTILITY LINES OR STRUCTURES WITHIN THE CONSTRUCTION AREA, WHETHER SHOWN OR NOT SHOWN HEREON.
TROWEL AND RE-TROWEL SLAB FOR SMOOTH FINISH WITH NO TROWEL MARKS SHOWING WHEREVER CONCRETE FLOOR IS EXPOSED.

- COVER ALL CONCRETE SLAB SURFACES WITH CURING PAPER BEFORE POURING ADJACENT CONCRETE SLABS OR ASPHALTIC CONCRETE PAVING. CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR SPLASHING OF FRESH CONCRETE.
PROVIDE 1/2" Ø MINI. NEW WATER LINE FROM WATER METER TO THE BUILDING. CONSULT OWNER.
WATER PROOFING CONTRACTOR SEAL AND WATER TIGHT, FLOOR, PONY WALLS, PILASTERS, WALL/FLOOR JUNCTIONS WITH MINI 2-COATS OF ROUGH FINISH FIBERGLASS/ WATER PROOFING MEMBRANE AND PROVIDE APPROPRIATE FLASHING AND COUNTER FLASHING BEFORE FINAL FINISH IS LAID AT SLOPE.

- PROVIDE MINI 1/2" THK STRUCT. I PLYWD. FOR SHEAR, IT MAYBE SUBSTITUTED W/ SIMILAR OR EQUAL STRENGTH OF OSB OBTAIN STRUCT. ENGINEERS APPROVAL OR PROVIDE AS REQD PER STRUCT. DRGS.
PROVIDE SUB FLOOR 3/4" T&G PLYWD OR OSB , ROOF TO BE 3/8" THK IF UNBLOCKED , OR 1/2" THK IF BLOCKED.

- GAS LINE & WATER LINE IF UPGRADED TO MINI 2" IN SIZE WILL REQUIRED PLUMBING PLAN CHECK AND ENGINEERING FROM LA COUNTY MECH & PLUMBING DIVISION CONSULT OWNER/BUILDER TO HIRE MECH. PLUMBING ENGINEER IF REQUIRED.
NEW ELECTRIC METER IF GREATER THAN 400 AMP SERVICE WILL REQUIRED ELECTRIC PLAN CHECK AND APPROVAL FROM LA COUNTY ELECT. DIVISION CONSULT OWNER / BUILDER.

ADDITIONAL NOTES

- The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the downstream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,158) (Separate plumbing permit is required).
Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).
Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4).

- Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2).

- Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.

- Unit Skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation and performance grade rating. (Research Report not required). (R308.6,9)

- Water heater must be strapped to wall. (Sec. 507.3, LAFD)

- For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 secs. max.) for a single opening. The deactivation switch shall be at least 5'4" above the floor. (6109 of LADC)

- For existing pool on site, provide anti-entrainment cover meeting the current ASTM or ASME for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per Assembly Bill (AB) No. 2977. (3162B)

- Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)

- Smoke detectors shall be provided for all dwelling units intended for human occupancy, where a permit is required for alterations, repairs, or additions. (R314.2)

- Where a permit is required for alterations, repairs or additions, existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2.)

- Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of the room at a height of 30 inches above the floor level. (R303.1)

- A copy of the evaluation report and/or conditions of listing shall be made available at the job site

Heater shall be capable of maintaining a minimum room temperature of 68°F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature. (R303.9)

FOLLOWING ARE MINIMUM SPECIFICATIONS TO BE FOLLOWED U.N.O. ON PLANS (STRUCTURAL, SOILS REPORT, TITLE 24, LANDSCAPE, ETC.) IN CASE OF CONFLICT / DISCREPANCY FOLLOW MORE RESTRICTIVE, BETTER/GREATER OF TWO IN VALUE, SIZE, COST. CONSULT OWNER FOR CLARIFICATIONS.

SPECIFICATIONS:

DRYWALL

- 5/8" MIN. TYPE "X" IN ALL AREAS (WALLS, CEILING & UNDER STAIR CASE)
USE 5/8" GYPSUM GREEN BOARD IN @ WET (TUB/SHOWER WATER CLOSET) LOCATION
ALL DRYWALL TO BE SCREWED WITH MINI 1 5/8" COARSE DRYWALL SCREW (DO NOT NAIL DRYWALL)
PROVIDE BULL NOSE CORNERS.
PROVIDE 1-COAT OF PREP COAT WITH SMOOTH SANDING FOR READY TO PAINT.
PROVIDE CORNER BEAD & / OR J METAL @ OPENINGS & END CONDITIONS.

ROOF

COMPOSITION SHINGLES ROOF COVERING (CLASS "A" MIN.) TYPICAL FOR ALL

- 5/8" PLYWOOD NAILED PER STRUT. DWG.
PROVIDE MINI 2 LAYER OF 15 LBS. WATER PROOFING PAPER OR 1 1/4" OF #30 LBS. WATER PROOFING PAPER.
PROVIDE NEW STD. WEIGHT CONC. TILES
PROVIDE 2X2 EDGE METAL, BIRD STOP 2 BAR AS REQ'D TILE PAN SHT. METAL CHIMNEY SADDLE AND 24" VALLEY FLASHING .
PROVIDE TO PROVIDE ALL VENT PIPES ROOF JACKS, AND ANY OTHER ROOFERS. FLASHING @ ROOF.
PROVIDE 24" & 18" HALF ROUND ROOF VENTS AS SHOWN ON PLAN.

INT. CONCRETE SLAB

(MINI) UNO ON STRUCT. PLANS/ CONCRETE STRENGTH = 2500 PSI

- REBAR = #3 @ 18" O.C. IN EACH DIRECTION.
EXPANSION JOINTS = @ 10'-0" O.C. BOTH WAYS WITH MINI.

- THICKNESS OF CONC. = MINI 5"
W/2" SAND ON UNDISTURBED SOIL OR GRAVEL BASE W/ MINI.
10 MIL WATER PROOFING MEMBRANE. ALL SURFACE TO BE SMOOTH/TROWEL FINISH WEDGES 1/4" ROUNDED. FOLLOW THESE SPECS UNO @ SPECIFIC LOCATION.

STONE & CERAMIC TILE INSTALLATION

- EXT. WALKING SURFACES AND WET LOCATION AREA TO HAVE "NON SLIP" OR SLIP RESISTANCE TILES.
PROVIDE MAXI. 1/8" GROUT JOINT IN CERAMIC/PORCELAIN TILE W/ MATCHING GROUT/ COLOR AND GROUT SEALER
INSTALL STONE TILE/MARBLE WITH POLISHED OR BULL NOSE EDGES AT END LOCATIONS OR ARE VERTICAL SURFACES. PROVIDE MISMATCHING GROUT AND SEALER ON THE FINISH SURFACES.
PROVIDE SLOPE IN FLOOR AS SPECIFIED OR MINI. 2% TOWARD'S DRAIN.
ALL CERAMIC, PORCELAIN, STONE TILES TO BE INSTALLED ON MORTAR BASE APPLIED ON MTL. DIAMOND LATH WITH APPROPRIATE WATER PROOFING MEMBRANE (2-#15 PAPER OPTION). CHECK/ VERIFY FOR LEVEL DIFFERENCES AND APPROPRIATELY FLOAT OR MUD SET THE FINISH MATERIAL.

FRAMING

- EXTERIOR WALLS = 2X4 / 2X6 WD. STUD. AS PER PLAN
INTERIOR WALLS = 2X4 / 2X6 WD. STUD.
INTERIOR BATHROOM WALLS BLT. 2X6 W/ 1/2" PLYWD. AS SHOWN.
PROVIDE MINI. 4X10 HDR (U.N.O.)
PROVIDE 2X FIRE BLOCK AS PER CITY CODE.
PROVIDE 2 - 2"Ø HOLES IN 2XBLK @ EXT. WALL & ROOF OVERHANG (ROOF VENTILATION) JUNCTION @ 32" O.C. BY FRAMER.
ALL EXTERIOR WALL TO BE PROVIDED WITH MINI. 1/2" PLYWD.
ALL INT. WALL HAVING SHEAR PANELING TO HAVE ENTIRE WALL COVERED WITH INFILL PLYWD. ALONG WITH SHEAR PANEL.
2ND FL. SUB-FLOOR TO BE 1 1/8" THK. PLYWD.
ALL PLYWD. TO BE INSTALLED WITH STRUCTURAL GLUE AND SCREWS.
PROVIDE 2X6 OR 2x8 FINISH WD. SPRUCEDF. FASCIA BOARD.
PROVIDE 2X10 CLG./ FLOOR JOIST ABOVE 2ND FLOOR / ATTIC AREA
PROVIDE 5/8" THK. PLYWD. @ ATTIC FLOOR.
ROOF SHEATHING MINI. 5/8" THK. PLYWD.
STAIRCASE STEPS TREAD 1 1/8" THK. PLYWD. RISER 3/4" THK. PLYWD.
SILL PLATE @ 1ND. FL. MINI. 3X. OR 2- 2X WITH LAG SCREWS 16D NAIL FOLLOW STRUCT DRAWINGS IF NOTED OTHERWISE.
PROVIDE 1 1/2" LW. CONCRETE OR MINI. 1" GYPCRETE. @ 2ND. FLOOR LEV.
PROVIDE 1 1/2" LW. CONCRETE OF CONC. SLAB OVER 3/4" THK. PLYWD. SUB.FLOOR ABOVE BASEMENT AREA.
30. 24" THICK. T&G PLYWOOD SUB FL. BASEMENT

STONE VENEERS

- STONE VENEER TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTION WITHIN PROPER ANCHORAGE ABOVE DOORS/ WINDOWS.
PROVIDE 2LAYERS OF MINI. #15 FIBER GLASS WATER PROOFING MEMBRANE OVER PLYWD.
INSTALL DIAMOND MTL. LATH AND LEVEL FLOAT WITH CEMENT MORTAR MINI. 3/4" THK. OR AS PER STONE VENEERS MANUFACTURER INSTALLATION INSTRUCTIONS.
INSTALL STONE VENEER WITH SPECIAL ADHESIVE GLUE MIXED. THIN SET WITH VERY TIGHT JOINTS.
PROVIDE GROUT AND SEALER AS PER OWNER INSTRUCTIONS.
PROVIDE CORONADO STONE VENEER TO ICBO # 1842, STONE PRODUCT # 23744 OR EQUAL.

STUCCO

- PROVIDE MINI 1/2" PLYWD. AT ALL EXT. SURFACES BEFORE INSTALLING MTL. LATH.
PROVIDE 2 LAYERS OF #15 WATER PROOFING PAPER WITH METAL LATH.
PROVIDE SCRATCH AND BROWN COAT OF CEMENT PLASTER WITH AT LEAST 15 WORKING DAYS APART AND PROPER CURING.
PROVIDE SMOOTH TROWEL FINISH STUCCO. COLOR TO BE DECIDED BY OWNER TOTAL CEMENT PLASTER THICKNESS TO BE 7/8".
WEEP SCREED TO BE MINI 6" ABOVE ADJACENT GRADE LEVEL 2" MINI. PER CONCRETE SURFACE.
PROVIDE EXPANSION JOINT IN STUCCO WITH 1/2" X 1/2" MTL. CHANNEL @ FLOOR LEVEL OR AS REQD.
CONTRACTOR TO PROVIDE 2" CONTINUOUS EAVES VENT AROUND BLDG. OR UNO.
PROVIDE J METAL TO FINISH ALL OPENINGS AND END CONDITIONS.
PROVIDE ELASTOMETRIC PAINT (2 COAT MINI.) ON ALL STUCCO SURFACE. COLOR TO BE DECIDED BY OWNER.

WOOD FLOOR

- PROVIDE 2 LAYER OF WATER PROOFING MEMBRANE OVER PLYWD. SUB FLOOR.
PROVIDE / INSTALL 3/4" THK. (2/2 OR 3/2) SOLID WD. FL. WITH PROPER EXPANSION SPACE @ ENDS & PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
SAND & PROVIDE FINAL SMOOTH FINISH SANDING, WITH LEVEL @ ALL WD. FLOOR.
PROVIDE STAIN / COLOR EVENLY @ ALL WD. FLOOR WITH 1-COAT SEALER COAT.
PROVIDE MINI. 2-COATS OF NATURAL POLYURETHANE COATING WITH FINISH SANDING IN BETWEEN.
PROVIDE FINAL COAT OF MATT OR GLOSS FINISH POLYURETHANE. FREE & CLEAR OF ALL DUST/ DEBRIS.
WD. FLOOR MATERIAL TO BE MINI. KEPT IN THE BLDG. FOR 2-3 WEEKS IN ROUGH FORM BEFORE INSTALLATION FOR THE PURPOSE OF ACCLIMATIZATION.

GUTTERS

- PROVIDE 6" WIDE X 5" DEEP SOLID SHT. MTL. GUTTER 26 GA. (O.G. DESIGN) ATTACHED W/ ANCHORS TO FASCIA BOARD. INSTALL MTL. SCREEN ON TOP OF GUTTER.
PROVIDE 3"Ø MTL. DOWN SPOUT. CONNECTED TO GUTTER AND 3"Ø PVC PIPE INSTALLED INSIDE THE WALLS. (OPTION)
PROVIDE PROPER FLASHING AROUND OPENINGS AND CAULK TO MAKE IT WATER TIGHT WITH NO LEAKAGE.
ALL MTL. GUTTERS & DOWN SPOUTS TO BE SAUTERED, NO CAULKING, NAILS/SCREWS.
ALL CONCEALED (VERTICAL) DRAIN PIPES TO DISCHARGE MINI. 3" ABOVE FLOOR LEV.
CONSULT / COORDINATE WITH ROOFING, WATER PROOFING & SHEET METAL CONTRACTOR FOR ACTUAL NUMBERS AND EXACT LOCATION OF FLOOR DRAIN AND DOWN SPOUT CONTRACTOR TO WARRANTY. NO LEAKAGE AND OVER SPILL OF WATER.
CONSULT WITH OWNER FOR ROOF GUTTER/ DOWN SPOUT IF REQUIRED TO BE CONCEALED.

INSULATION

- EXTERIOR WALLS ..... 2X6 R-19 - 2X4 R-15
INTERIOR WALLS ..... 2X6 R-19 - 2X4 R-15
ROOF/CLG. .... R-30
TOTAL GARAGE CLG ..... R-30
INTERMEDIATE FLOOR / CLG ..... R-23
BASEMENT WALLS ..... R-15
BASEMENT CLG ..... R-30

MINIMUM WATER PROOFING FOR WALLS BELOW GRADE (BASEMENT WALLS)

- U.N.O. ON PLANS
2-LAYER OF HOT-MOPPED ASPHALT ON WALLS.
COVER HOT MOPPED ASPHALT WITH 1-LAYER OF 30 LB. FIBERGLASS CONSTRUCTION FELT APPLIED DIRECTLY ON MOPPED SURFACE. AGAIN APPLY EVENLY AND THOROUGHLY HOT ASPHALT OVER THE FELT.
APPLY 10 MIL VISQUEEN MEMBRANE OVER THE MOPPED SURFACE AFTER STAGE 2
PROVIDE MINI. 1" THICK FOAM BOARD PROTECTIVE MEMBRANE OVER ENTIRE RETAINING WALLS, BASEMENT WALLS TO PREVENT DAMAGE TO WATER PROOFING MEMBRANE.

WATER PROOFING FOR RET. WALL (NOT PART OF BLDG)

PROVIDE BELOW GRADE WATER BARRIER ALONG WITH MINI. 4" PVC. PERFORATED DRAINAGE PIPE LAID @ SLOPE IN 18" OF COARSE GRAVEL AROUND BEHIND ALL RET. WALLS.
THORO SYSTEM # 24380
XYPEX #24949
AMERICAN HYDROTECH # 25168
HENRY CO # 24858-T

DECKS

- PROVIDE MTL. DADO, FLASHING AND COUNTER FLASHING AT ALL JUNCTIONS, CORNERS OF DECK WITH BLDG.
PROVIDE 2-LAYER OF #15 FIBER GLASS WATERPROOFING MEMBRANE LAID TO SLOPE.
PROVIDE FIBER GLASS WATER HEIGHT WATERPROOFING COMPOUND AT ALL HORIZONTAL & VERTICAL SURFACES AS RECOMMENDED BY MANUFACTURER @ SLOPE.
INSTALL FINAL FINISH MATERIAL WITH MOTAR BED LAID AT SLOPE.
DO NOT NAIL/ SCREWS.
PROVIDE: SURFACE DECKING COMP. # 2403 OR MULTICOATED CORP. #25194 OR EQUAL

FLOOR FINISH

- CONSULT OWNER FOR FLOOR FINISHING MATERIALS & THICKNESS) ALL CONSOLE LEVEL TO BE ADJUSTED TO PROVIDE FOR VARIOUS FINISHING.
TILE CERAMIC THICK = 5/8"- 3/4" MINI.
STONE TILE THICK = 1 1/2" MINI.
CARPET + PAD = 1 1/4" MINI.
WD FLOOR = 1 1/2" MINI
PROVIDE WD OR STONE REDUCER (AS APPLIABLE) AT LEVEL DIFFERENCES IF ANY FLOOR FINISH CHANGE.
ALL FLOORS TO BE LEVELLED INCLUDING CONC. TILE & WD WITH MAXI. 1/8" DIFFERENCE IN LEVEL IF ANY.
NOTE: THICKNESS ALLOWANCES MAY VARY AS PER FIELD CONDITIONS. CONSULT OWNER.
PLYWOOD SUB FLOOR @ 2ND. FL.= MINI 1 1/8" THK. T&G SCREWED TO FLOOR JOIST WITH GLUE.

EXPANSION JOINT/ SEALANTS/ CAULKING COMPONENTS

CONC. SLAB @ DRIVEWAY/ PATIO / WALKWAYS.
PROVIDE MINI OF 2" THK CRUSHED AGGREGATE (3/4" NORMAL SIZE) OVER COMPACTED SOIL AND THEN PROVIDES 5. THK STAMPED CONCRETE (2500 PSI ) LAID TO MINI 1% SLOPE TO DRAIN WATER BLDG. PROVIDE EXPATION JOINT MAXI. 8'-0" APART IN BOTH DIRECTIONS. (OR AS INDICATED ON PLANS). FLAT CONC. / WALKWAYS/ DRIVEWAY SLAB SHALL BE PROVIDED WITH # 3 REBAR @24" ON CENTER IN BOTH DIRECTIONS (TYP.)

WATER PROOFING FOR DECK / BALCONY

- ASPHALT PROD. OIL CO. RR # 23779
SURFACE DECKING COMP. # 24034
ALL DECKS & BALCONIES TO BE SLOPE @ A MINI. OF 1/4" -1".
PROVIDE FIBER GLASS MULTILAYER WATERPROOFING COMPOUND AS SPECIFIED BY MANUFACTURERS.
PROVIDE DADO FLASHING & COUNTER FLASHING TO SEAL ALL HORIZONTAL & VERTICAL SURFACE & JOINTS.
DO NOT PUNCTURE ( NO NAILS/ SCREWS) THE MIDBRANS.
PROVIDE NON-SLIP STONE / TILE WITH MOTOR BED ON TOP OF MEMBRANE @ SLOP.



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DATE: 9-01-19

SCALE:

P.J.# D-9143

SHEET NAME:

GENERAL NOTE

SHEET #

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DATE: 9-01-19

SCALE:

P.J. # D-9143

SHEET NAME:

Survey

SHEET #

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# BEL AIRE DRIVE

# VERDUGO AVENUE

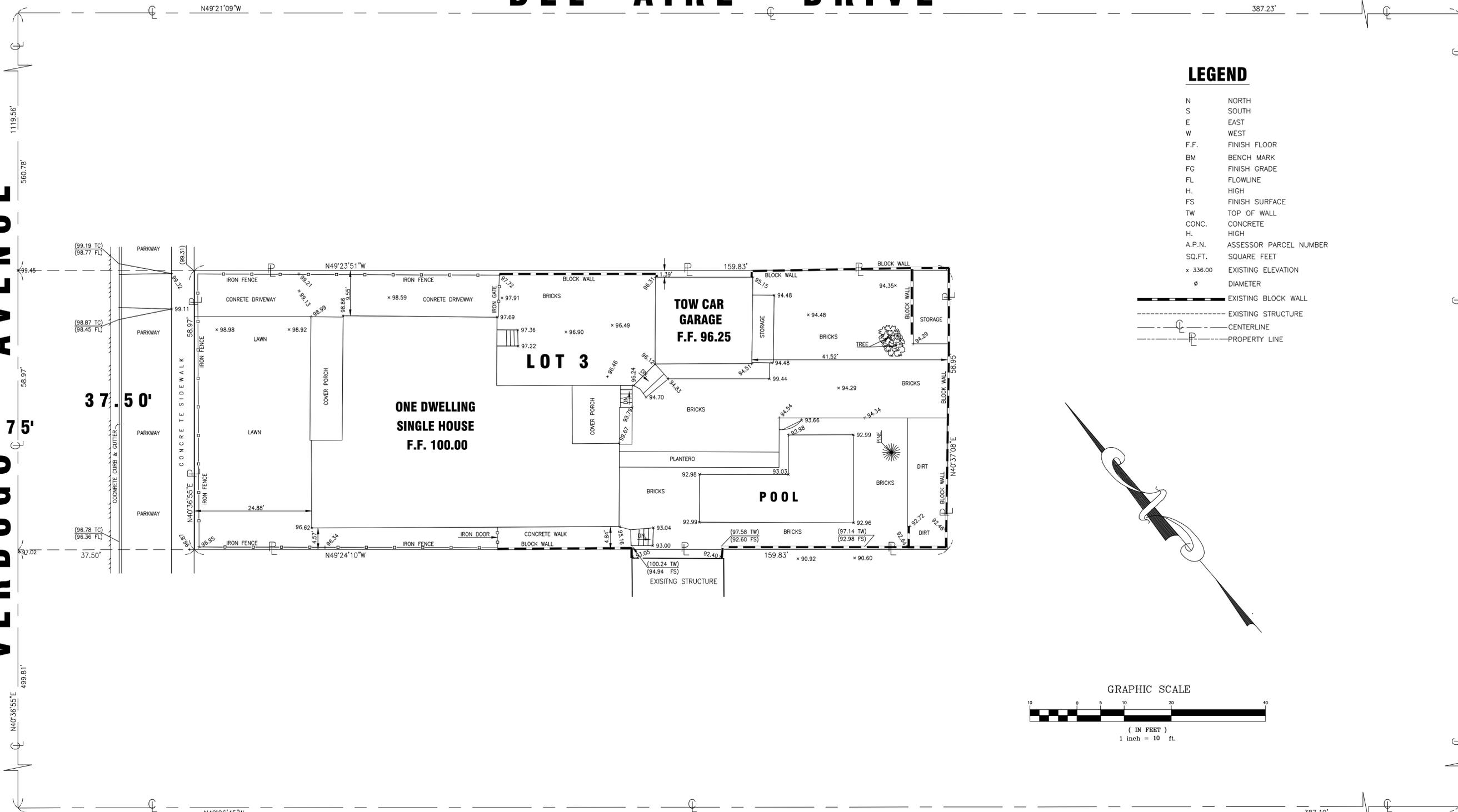
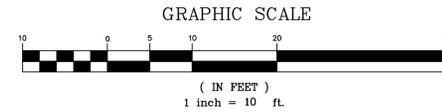
# SANTA ANITA AVE.

# KENENETH ROAD

## LEGEND

- N NORTH
- S SOUTH
- E EAST
- W WEST
- F.F. FINISH FLOOR
- BM BENCH MARK
- FG FINISH GRADE
- FL FLOWLINE
- H. HIGH
- FS FINISH SURFACE
- TW TOP OF WALL
- CONC. CONCRETE
- H. HIGH
- A.P.N. ASSESSOR PARCEL NUMBER
- SQ.FT. SQUARE FEET
- x 336.00 EXISTING ELEVATION
- ∅ DIAMETER

- EXISTING BLOCK WALL
- EXISTING STRUCTURE
- CENTERLINE
- PROPERTY LINE



### LOCAL BENCHMARK:

DESCRIPTION:  
ASSUMED ARBITRARY FINISH FLOOR ELEVATION 100.00



FLOOR PLAN KEY NOTES

- 1 GRANITE COUNTER TOPS AND 1 8" SPLASH OVER WOOD CABINETS
- 2 36" STAINLESS STEEL SINKS W/ GARBAGE DISPOSAL
- 3 WOOD UPPER CABINETS
- 4 STOVE/OVEN
- 5 REFRIGERATOR/FREEZER
- 6 DISH WASHER
- 7 WASHER
- 8 DRYER
- 9 W.C. AND VENT ABOVE
- 10 GRANITE COUNTER OVER WOOD CABINET W/UNDR- COUNTER SINK
- 11 TILED SHOWER
- 12 TANK LESS WATER HEATER BY TAKAGI MODEL #T-H3J-OS ANSI Z21.10.3

LEGEND:

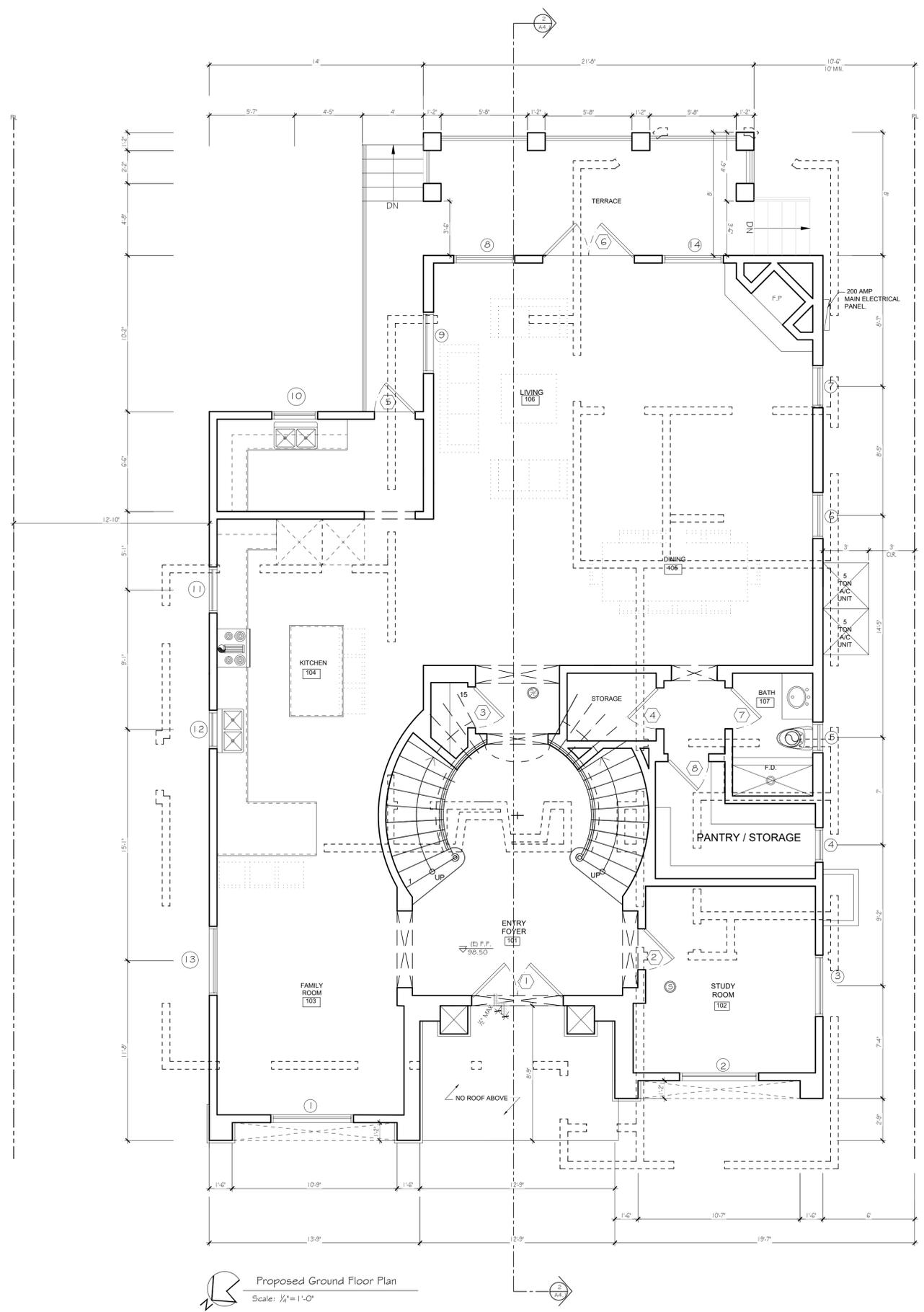
- EXISTING WALL TO BE REMOVED
- PROPOSED WOOD FRAMED WALL
- EXTERIOR WALLS:  
 1" CEMENT PLASTER OVER TWO LAYERS OF GRADE "D" PAPER OVER WOOD BASE SHEATHING UNDER EXTERIOR METAL LATH ON THE EXTERIOR SIDE AND 5/8" TYPE GYP. BD. ON THE INTERIOR SIDE OF 2 X @ 16" O.C. PROVIDE R-15 INSULATION IN STUD SPACE
- INTERIOR PARTITIONS:  
 ONE LAYER OF GYP. BD. EACH SIDE OF 2 X @ 16" O.C. PROVIDE R-15 INSULATION IN PLUMBING WALL STUD SPACE
- SMOKE DETECTOR (INTERCONNECTED HARD WIRED W/ BATTERY BACK-UP)
- SMOKE & CARBON MONOXIDE ALARM (INTERCONNECTED HARD WIRED W/ BATTERY BACK-UP) (SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.)
- EXHAUST FAN (50 CFM.) (ENERGY STAR) EQUIPPED WITH HUMIDISTAT, VENTED TO EXTERIOR (Fans located in moisture area such as bathroom shall have Humidity Sensor)
- WINDOW NUMBER
- DOOR NUMBER
- FLOOR PLAN KEY NOTES

NOTES:

- 1- PROVIDE A 72" HIGH ON-ABSORBENT WALL FINISH ADJACENT TO SHOWER. SHOWERS/TUB-SHOWERS SHALL HAVE EITHER PRESSURE OR THERMOSTATIC MIXING VALVE PROVIDE TEMPERED GLASS DOORS AND ENCLOSURE FOR BATHTUB
- 2- TOILET AND BATHING FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4".
- 3- CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. (R702.4.2 CRC)
- 4- SMOKE ALARMS (R314.3): SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
  - A) AN APPROVED SMOKE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION AND ALTERATION, REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING \$1000.
  - B) 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.
  - C) SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT.
  - D) SMOKE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP.

HVAC NOTE:

- R-8 DUCT INSULATION REQUIRED.
- SPACE HEATING: MIN. FAU = 80%
- HEAT PUMP: MIN. HSPF: 7.7
- CENTRAL AIR CONDITIONING: MIN. SEER = 14



Proposed Ground Floor Plan  
 Scale: 1/8" = 1'-0"

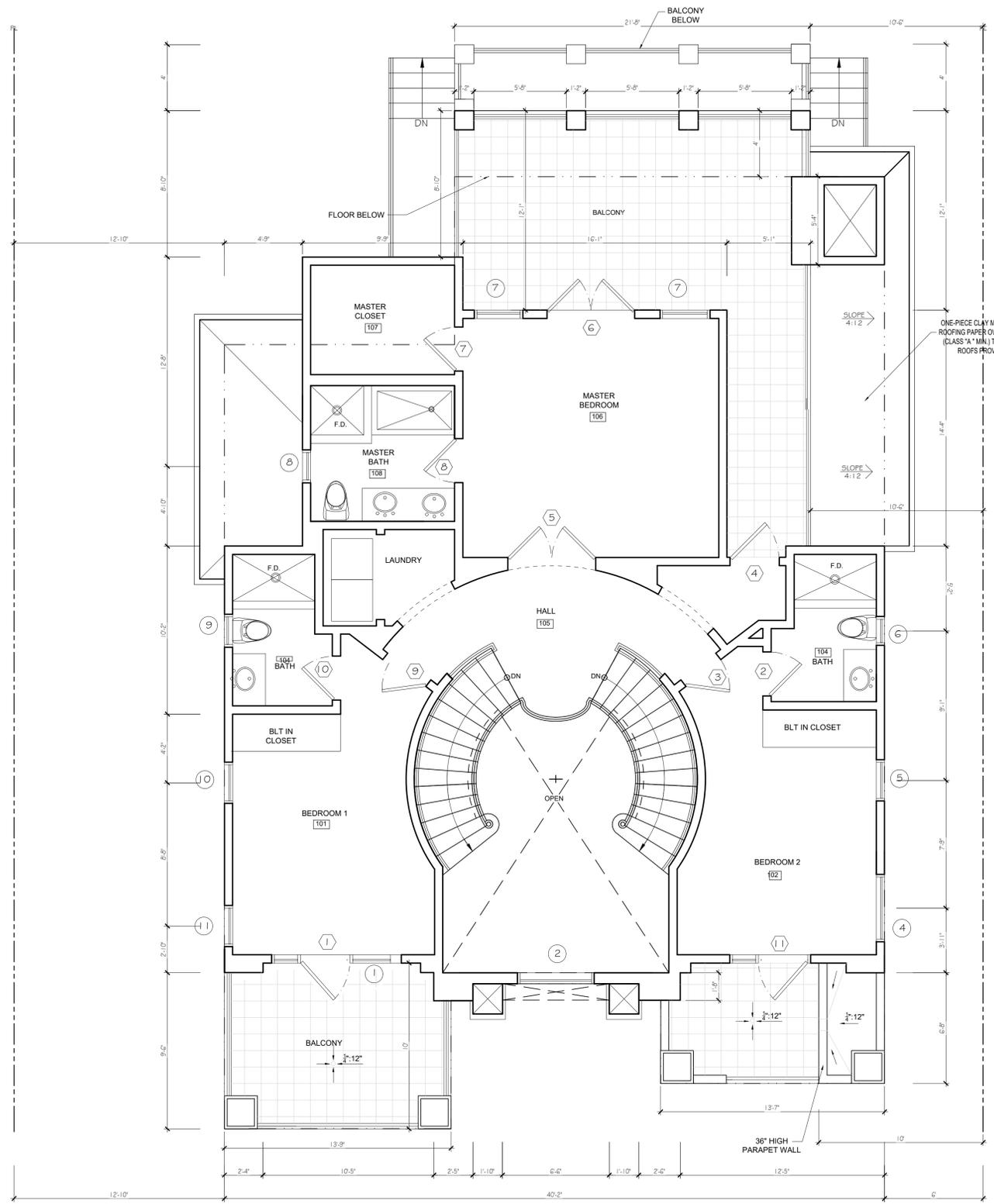
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- 11 TILED SHOWER
- 12 TANK LESS WATER HEATER BY TAKAGI MODEL #T-H3J-05 ANSI Z21.110.3

- 1 HR FIRE RATED WALL EXTEND UP TO ROOF
- 2x6 WET WALL / PLUMBING WALL
- PROPOSED WOOD FRAMED WALL
- EXTERIOR WALLS:  
1" CEMENT PLASTER OVER TWO LAYERS OF GRADE 'D' PAPER OVER WOOD BASE SHEATHING UNDER EXTERIOR METAL LATH ON THE EXTERIOR SIDE AND 5/8" TYPE GYP. BD. ON THE INTERIOR SIDE OF 2 X @ 16" O.C. PROVIDE R-15 INSULATION IN STUD SPACE
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- DOOR NUMBER
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  - D) SMOKE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP.



New Proposed 2nd Floor Plan  
Scale: 1/4" = 1'-0"

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Edic-Khachikian

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DATE: 9-01-19

SCALE:

PJ. # D-9143

SHEET NAME:

2ND FL PL

SHEET #

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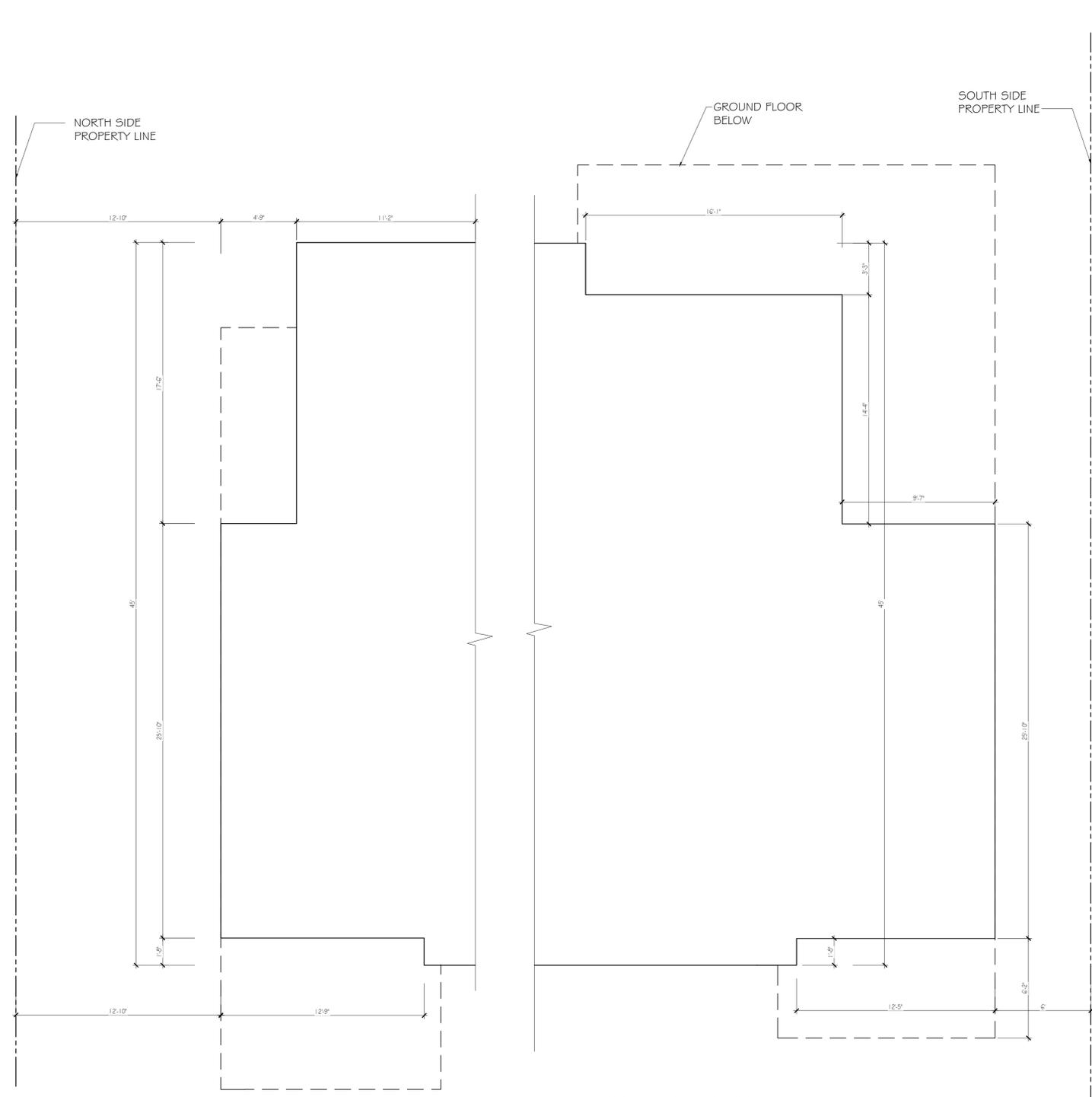
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ROOF PLAN

SHEET #

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SIDE YARD BUILDING MODULATION ALTERNATIVE A

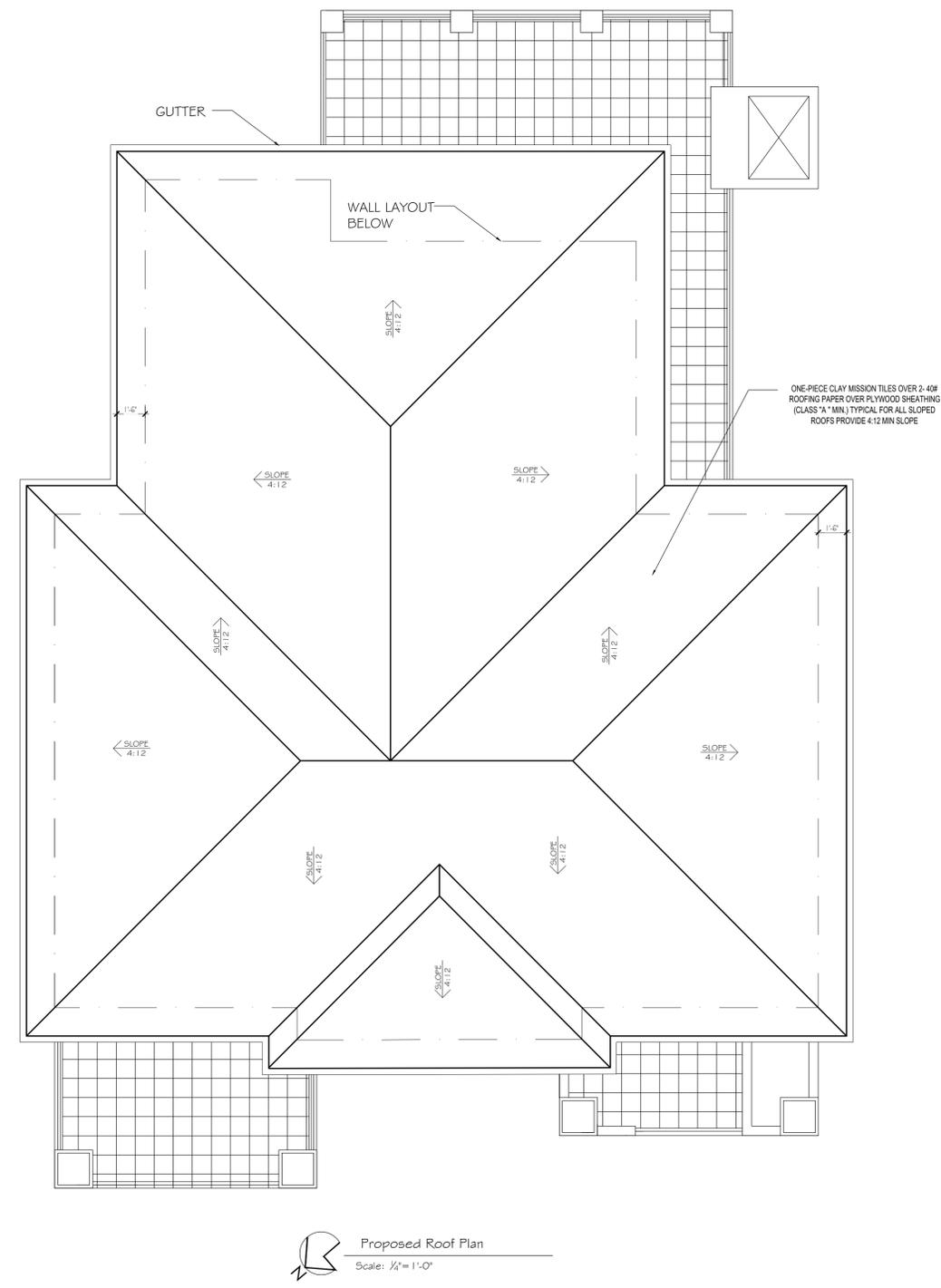
REQUIRED : AT LEAST 40% OF THE LENGTH OF THE SECOND STORY IS SET BACK 4' FORM THE FIRST FLOOR BUILDING FACE .

PROPOSED:  
 SECOND FLOOR WALL LENGTH = 45' (40%) = 18'-0"  
 TOTAL SETBACK WALL LENGTH = 1'-8" + 17'-6" = 19'-2"

SIDE YARD BUILDING MODULATION ALTERNATIVE A

REQUIRED : AT LEAST 40% OF THE LENGTH OF THE SECOND STORY IS SET BACK 4' FORM THE FIRST FLOOR BUILDING FACE .

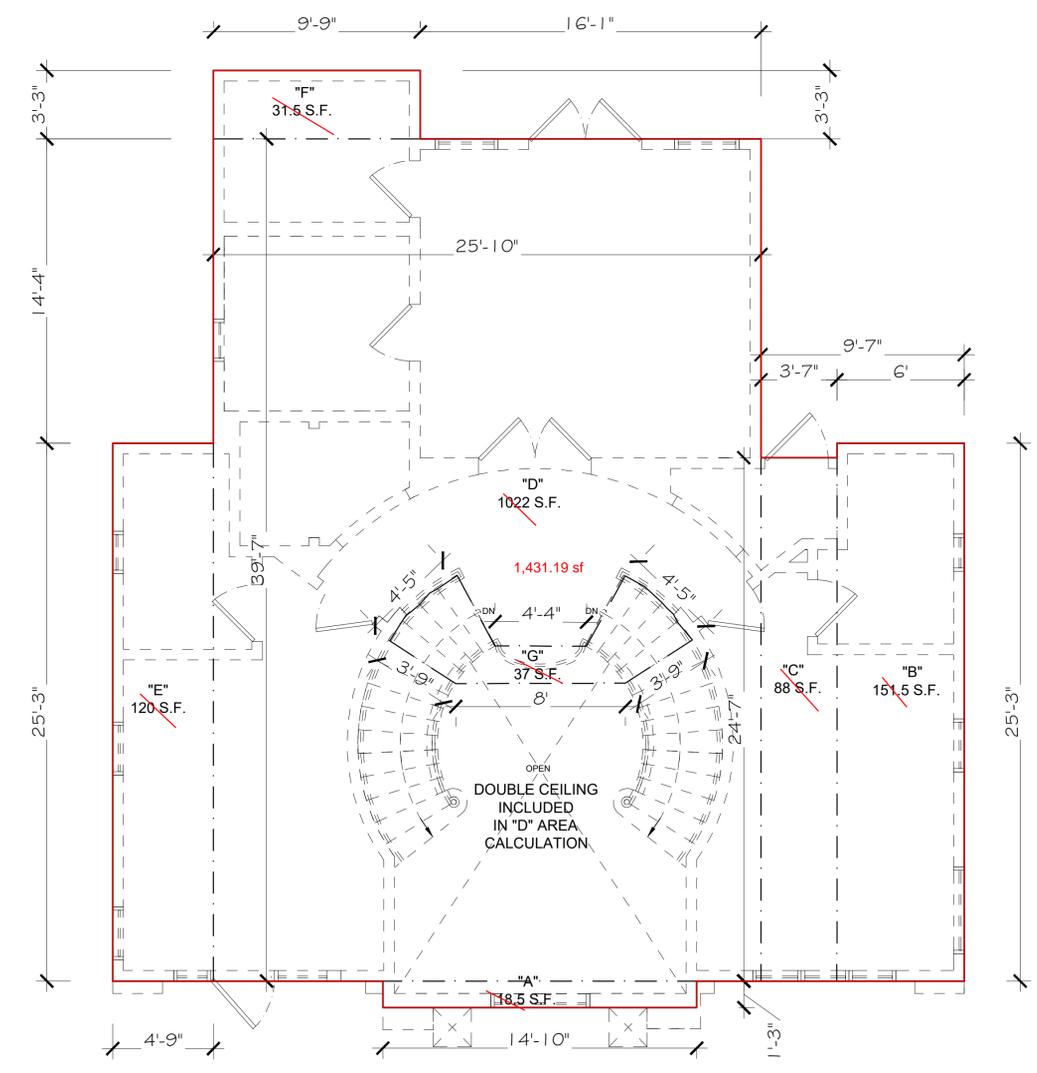
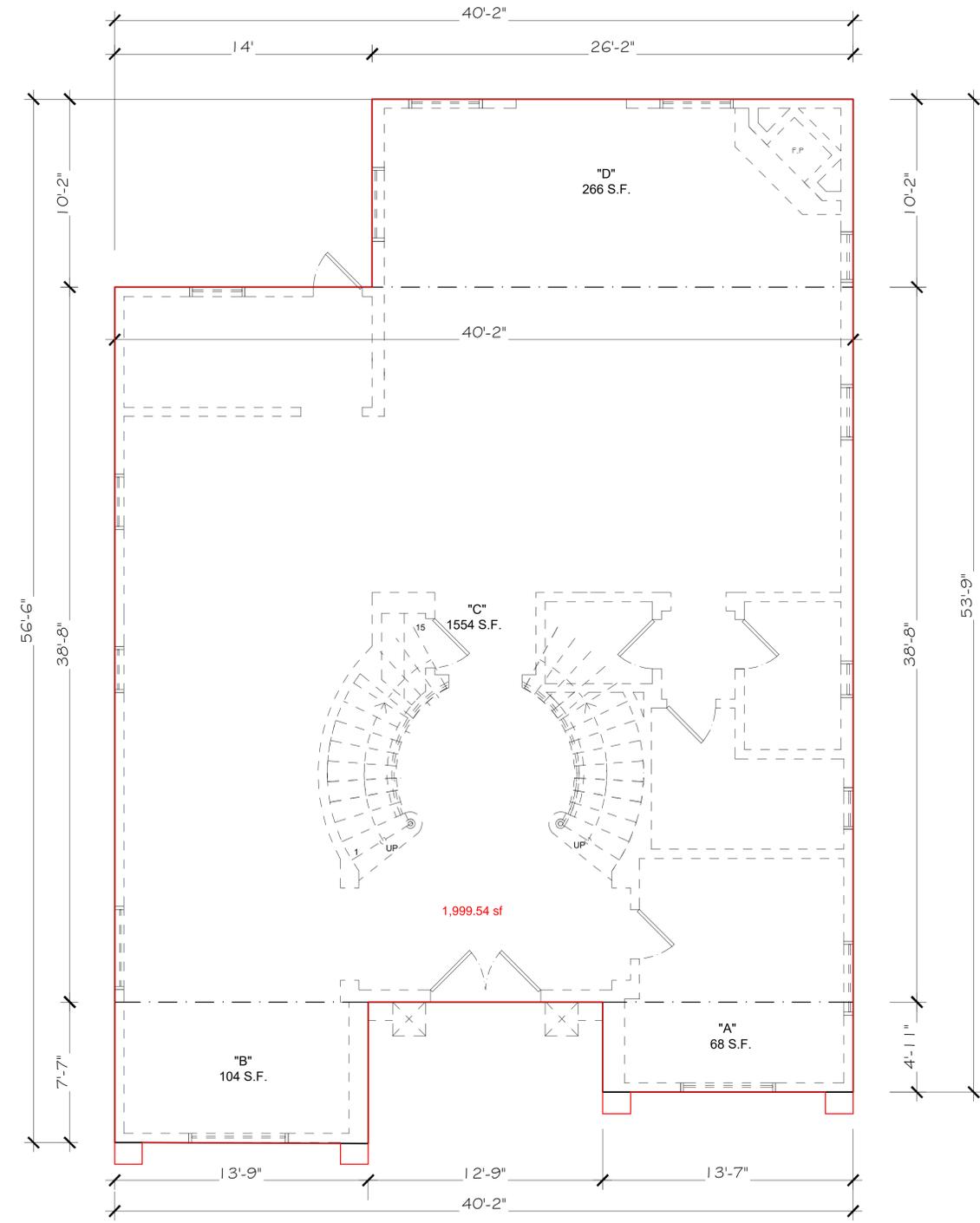
PROPOSED:  
 SECOND FLOOR WALL LENGTH = 45' (40%) = 18'-0"  
 TOTAL SETBACK WALL LENGTH = 1'-8" + 14'-4" + 3'-3" = 19'-3"



Proposed Roof Plan  
 Scale: 1/4" = 1'-0"

**TOTAL GROUND FLOOR AREA:**  
 A = 68 S.F.  
 B = 104 S.F.  
 C = 1554 S.F.  
 D = 266 S.F.  
 -----  
**TOTAL = 1995 S.F.**

**TOTAL SECOND FLOOR AREA:**  
 A = 18.5 S.F.  
 B = 151.5 S.F.  
 C = 88 S.F.  
 D = 1022 S.F.  
 E = 120 S.F.  
 F = 31.5 S.F.  
 G = -37 S.F. (STAIR CEILING LESS THAN 12')  
 -----  
**TOTAL = 1395 S.F. OK**



**TOTAL FLOOR AREA**  
 GROUND FLOOR = 1995 S.F.  
 SECOND FLOOR = 1395 S.F.  
 -----  
**TOTAL FAR = 3390 S.F.**

KEY NOTES :

- 1A - 1" THK FINE FINISH STUCCO ON TOP OF 2 LAYER OF WATER PROOFING PAPER AND MTL LATH . COLOR: LA HABRA - MIAMI PEACH
- 1B - 1" THK FINE FINISH STUCCO ON TOP OF 2 LAYER OF WATER PROOFING PAPER AND MTL LATH . COLOR: LA HABRA - TRABUCO
- 2 - ONE-PIECE CLAY MISSION TILES OVER 2- 40# ROOFING PAPER OVER PLYWOOD SHEATHING (CLASS "A" MIN.) TYPICAL FOR ALL SLOPED ROOFS PROVIDE 4:12 MIN SLOPE COLOR : EL COMINO BLEND
- 3 - EIFS CORNICE COLOR : PRE-CAST HONEY OAT
- 4 - PRE-PAINTED MTL / GUTTER WITH DOWN SPOUT COLOR: DARK BRONZE
- 5 - PRE-CAST CONCRETE DOOR AND WINDOW SURROUND COLOR : PRE-CAST HONEY OAT
- 6 - DECO. COL. COLOR ( AS PER STUCCO.)
- 7 - MTL CHIMNEY CAP COLOR : DARK BRONZE
- 8 - WROGHT IRON DOOR COLOR : DARK BRONZE
- 9 - MARVIN \* ALL ULTREX\* FIBER GLASS FRAMED DUAL GLAZED WINDOW COLOR: BRONZE
- 10 - PANTED METAL FENCE COLOR\* DARK BROWN
- 11 - PANTED METAL GATE COLOR: DARK BROWN
- 12 - EXTERIOR LIGHT FIXTURE COLOR : DARK BRONZE
- 13 - MARVIN \* ALL ULTREX\* FIBER GLASS FRAMED DUAL GLAZED DOOR COLOR: BRONZE



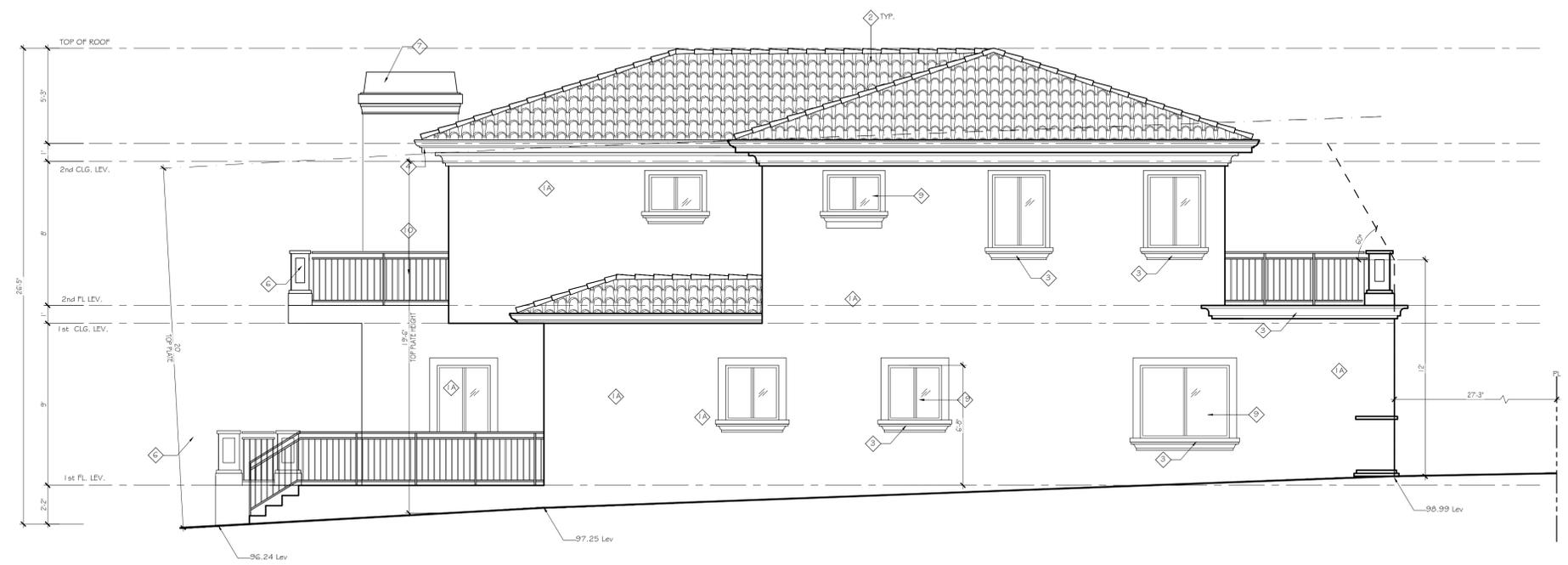
1 BUILDING WEST ELEVATION  
 Scale: 1/4" = 1'-0"



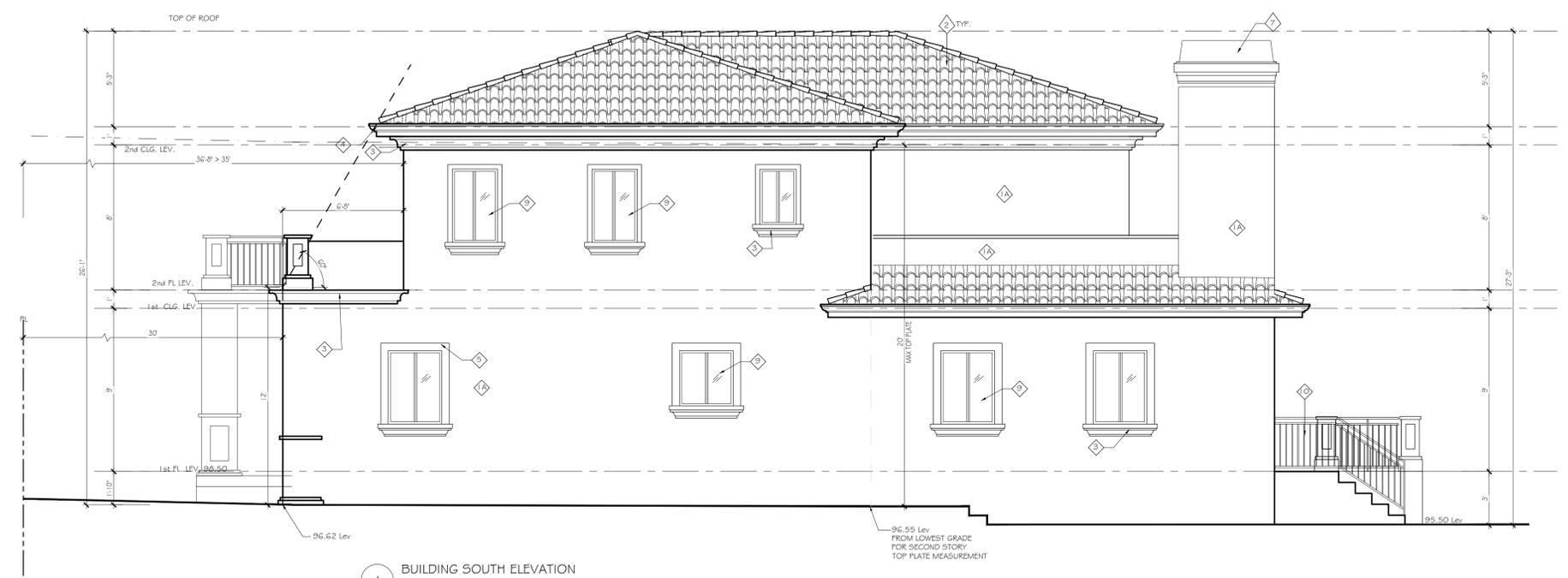
2 BUILDING EAST ELEVATION  
 Scale: 1/4" = 1'-0"

**KEY NOTES :**

- 1A- 1/2" THK FINE FINISH STUCCO ON TOP OF 2 LAYER OF WATER PROOFING PAPER AND MTL LATH . COLOR: LA HABRA - CHABLISH
- 1B- 1/2" THK FINE FINISH STUCCO ON TOP OF 2 LAYER OF WATER PROOFING PAPER AND MTL LATH . COLOR: LA HABRA - SANTA FE
- 2- ONE-PIECE CLAY MISSION TILES OVER 2- 40# ROOFING PAPER OVER PLYWOOD SHEATHING (CLASS "A" MIN.) TYPICAL FOR ALL SLOPED ROOFS PROVIDE 4:12 MIN SLOPE COLOR : EL COMINO BLEND
- 3- EIFS CORNICE COLOR : PRE-CAST HONEY OAT
- 4- PRE-PAINTED MTL / GUTTER WITH DOWN SPOUT COLOR: DARK BRONZE
- 5- PRE-CAST CONCRETE DOOR AND WINDOW SURROUND COLOR : PRE-CAST HONEY OAT
- 6- DECO. COL. COLOR ( AS PER STUCCO.)
- 7- MTL. CHIMNEY CAP COLOR : DARK BRONZE
- 8- WROUGHT IRON DOOR COLOR : DARK BRONZE
- 9- MARVIN " ALL ULTREX" FIBER GLASS FRAMED DUAL GLAZED WINDOW COLOR: BRONZE
- 10- PAINTED METAL FENCE GUARD RAIL COLOR: DARK BROWN
- 11- PAINTED METAL GATE COLOR: DARK BROWN
- 12- EXTERIOR LIGHT FIXTURE COLOR : DARK BRONZE



**2 BUILDING NORTH ELEVATION**  
 Scale: 1/2" = 1'-0"



**1 BUILDING SOUTH ELEVATION**  
 Scale: 1/2" = 1'-0"

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**DESIGN & BUILD CONSULTANT**  
 DTD CONSTRUCTION  
 8900 Saticoy St  
 Burbank, CA 91504  
 Tel (818) 738 0551  
 E-Mail: Dtdbuilders@gmail.com

**OWNER**  
 Edic - Khachikian

**PROJECT ADDRESS:**  
 840 E Verdugo  
 Burbank Ca, 91501

THE ABOVE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN PROPERTY OF THE DTD CONSTRUCTION AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

DATE: 9-01-19

SCALE:

PJ. # D-9143

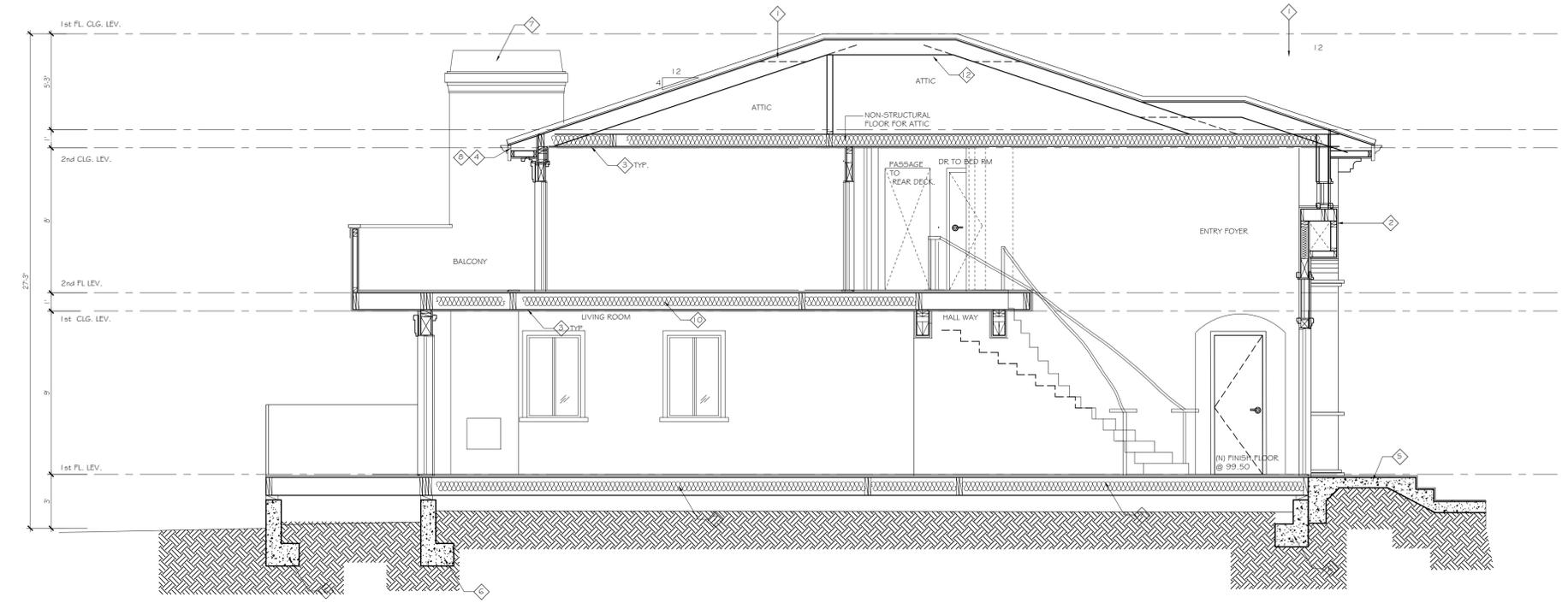
SHEET NAME:

SECTION

SHEET #

A 4.1

- MATERIAL KEY NOTE**
- ◇ ONE-PIECE CLAY MISSION TILES OVER 2-40# ROOFING PAPER OVER PLYWOOD SHEATHING (CLASS 'A' MIN.) TYPICAL FOR ALL SLOPED ROOFS PROVIDE 4:12 MIN SLOPE
  - ◇ (N) 7/8" THK. STUCCO OVER 1/2" THK/ PLYWD. (AS PER STRUCTURE ENGINEER)
  - ◇ (N) 3/4" THK. TYPE 'X' FIRE RATED GYPSUM BD.
  - ◇ (N) 5" MTL. SHT. GUTTER (OGEE PROFILE)
  - ◇ (N) 4" THK. CEMENT CONC. SLAB W/ 2" SAND ON MIN. 10 MILL VISQUEEN ON COMPACT NATURAL GRADE. PROVIDE RE-BAR AS PER STRUCT'L ENGR. REINFORCEMENT/DOWELS AS PER STRUCT'L DRAWING.
  - ◇ (N) CONCRETE FOOTING AS PER STRUCT'L DWG.
  - ◇ (E) 2X FLOOR JOIST CONTRACTOR TO VERIFY IN FIELD AND TO PROVIDE R-23 BATT INSULATION AS REQUIRED
  - ◇ (N) 2X10" FASCIA BD. PRIMED AND PAINTED
  - ◇ (N) 2X RR AS PER STRUCT'L DWG.
  - ◇ (N) 2X C.J. AS PER STRUCT'L DWG.
  - ◇ 6" THK CONC. BLK WALL
  - ◇ 4 X RIDGE BEAM



REVISION

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**OWNER**  
 Eric Khachikian

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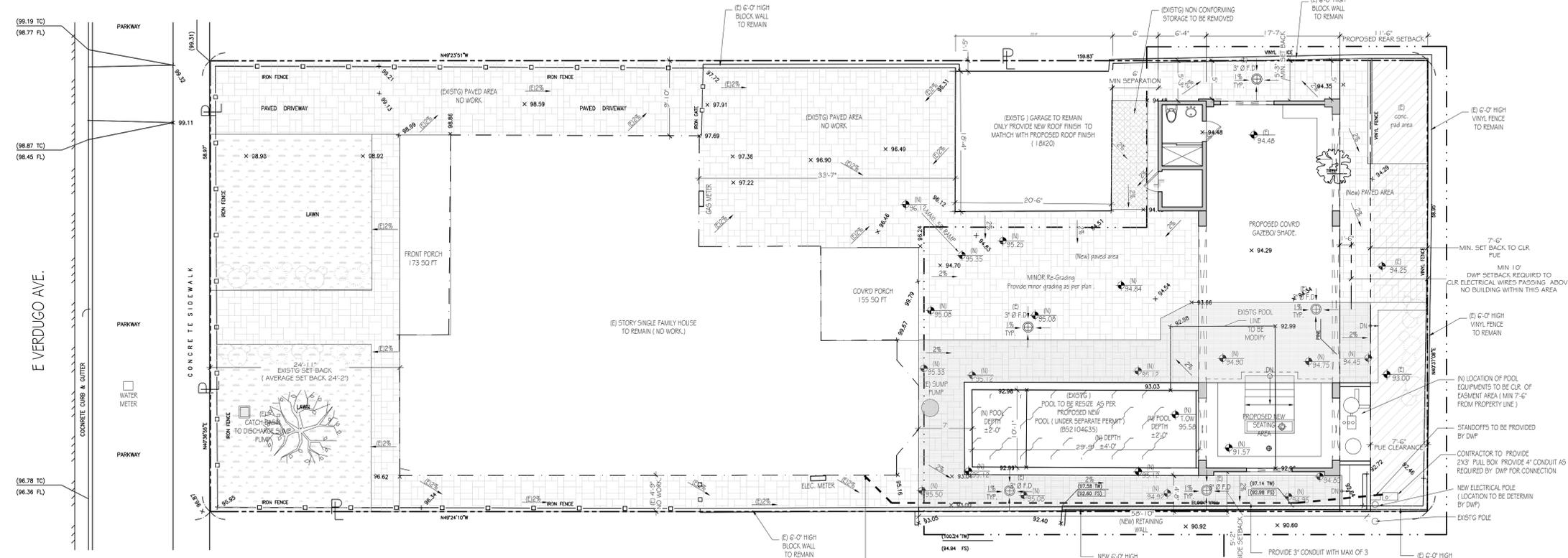
DATE: 9-01-19  
 SCALE: 9-01-19  
 P.J.# D-9143  
 SHEET NAME:  
 Site/ DATA Plan

**APPROVED PERMIT SET**  
**CDD-BUILDING DIVISION**  
**CITY OF BURBANK**  
 IT IS UNLAWFUL TO ALTER THESE DOCUMENTS

SHEET #

A.O.C.

This approval covers only the work included on the application for the permit and is not an approval of the violation of any provisions of the City Ordinances or State Law, or a waiver of any other required approvals.



**SITE PLAN**  
 1/8" = 1'-0"

- LEGEND**
- LANDSCAPING
  - PAVERS
  - MINOR RE-GRADING
  - FROM 6" TO 12" PLUS FINISH PAVING OR CONC SLAB ON TOP
  - PROPOSED WALLS

**Scope of work**

- RE-SIZING POOL
- MINOR GRADING
- NEW OUTDOOR SEATING AREA
- NEW POOL SHOWER BATH / STORAGE ATTACHED TO GARAGE
- NEW COVRD PATIO @ BACK YARD

- 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).
- SCAQMD Rule 1403 requires the contractor to file a Demolition Notification with the SCAQMD 10 days prior to issuance of a Demolition Permit.

**PROJECT DESCRIPTION:**

Proposed 903 sq ft covrd Gazebo with BBQ / Sitting area # New pool bath/storage. Proposed 58'-10" retaining wall with max 6'-0" HT.

**PROJECT DATA:**

**LEGAL DESCRIPTION:**  
 TRACT # 12413 LOT 3  
 APN #: 2456-033-001  
 ADDRESS 840 E VERDUGO AVE  
 BURBANK CA 91501  
 LOT AREA = 9,423.9 S.F.  
 CONSTRUCTION TYPE. = V-B  
 (FULLY SPRINKLED)  
 OCCUPANCY = R3 / U  
 ZONE = R 1 Single Family Residential  
 ALLOWABLE ACCESSORY BUILDING HEIGHT = 14' TO TOP OF ROOF W/ 5'-0" SETBACK.

**PARKING :**

REQUIRED PARKING:  
 2 CAR PARKING  
 PROPOSED PARKING:  
 (EXIST'G) 1 8'X20' INSIDE CLR. DETACHED 2 CAR GARAGE

**REQUIRED/ PROPOSED SETBACKS**

REQUIRED FRONT SETBACK = 20' MIN  
 (EXIST'G) FRONT SETBACK = 24'-11" EXIST'G (NO WORK.)  
 REQUIRED SIDE SETBACK = 5'-9" MIN  
 PROPOSED SIDE SETBACK = 5'-9" MIN  
 REQUIRED REAR SETBACK = 15'-0" MIN  
 PROPOSED REAR SETBACK = 15'-0" MIN  
 TOTAL LOT WIDTH = 58.97'

**APPLICABLE CODES:**

- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2018 CALIFORNIA GREEN BUILDING CODE

SEPARATE APPLICATION AND PERMIT IS REQUIRED FOR:

- 1. DEMOLITION

**SHEET INDEX**

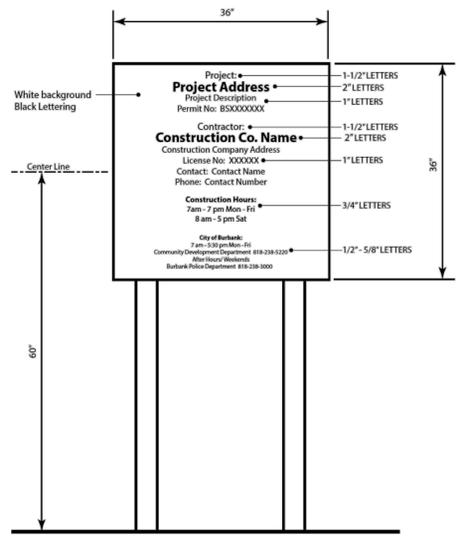
ARCHITECTURAL	
A 0.0	DATA / SITE PLAN
A 0.1	GENERAL NOTE
A 0.2	ADDITIONAL NOTES
A 0.3	SITE SURVEY
A 0.4	EROSION CONTROL PLAN
A 1.0	PROPOSED REAR PATIO / CANOPY FLOOR PLAN/ ROOF PLAN
STRUCTURAL	
S-1	FOUNDATION AND FRAMING PLAN
S-2	DETAILS
HFX 1	ANCHORAGE DETAIL
HFX 2	FRAMING DETAIL
HFX 3	FLOOR SYSTEM DETAIL

**CONSULTANT LIST**

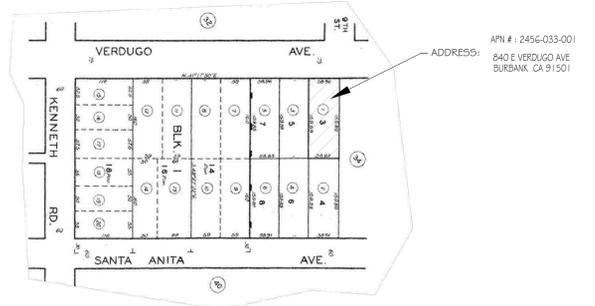
**DESIGNER:**  
 DTD CONSTRUCTION SOLUTIONS, INC.  
 9900 SATICOY ST  
 BURBANK, CA 91504  
 (818) 738-0551

**STRUCTURAL ENGINEER:**  
 RAFFI ABKARIAN & ASSOCIATES  
 18763 VINTAGE ST  
 NORTHRIDGE, CA 91324  
 (818) 727-0631

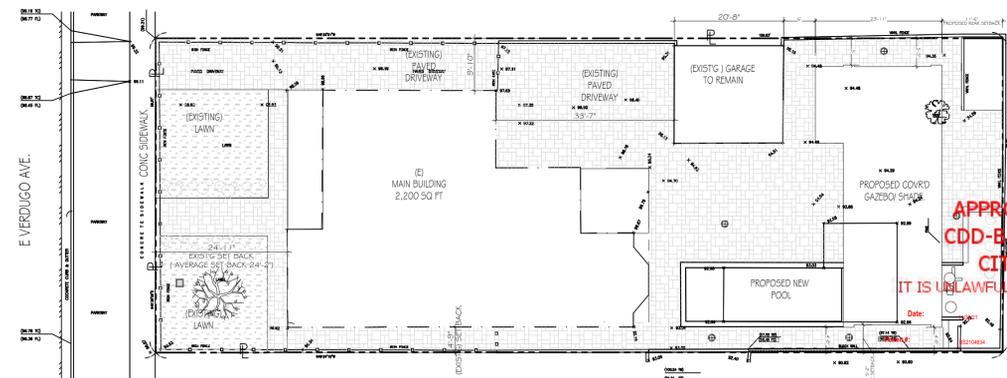
**SURVEYOR:**  
 APOLO LAND SURVEYING, INC.  
 6400 E WASHINGTON BLVD  
 COMMERCE, CA 90040  
 (562) 335-0425



**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.



**VICINITY MAP.**  
 NOT TO SCALE.



**PLOT PLAN**  
 1/8" = 1'-0"



Design & Construction Solutions Inc.

REVISION

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DESIGN & BUILD CONSULTANT DTD CONSTRUCTION 9900 Saitkoy st Burbank, CA 91504 Tel: (818) 738 0551 E-Mail: Dtdbuilders@gmail.com

OWNER Edic Knaehikhan ADDRESS 840 E Verdugo Burbank Ca, 91501

PROJECT ADDRESS: 840 E Verdugo Burbank Ca, 91501

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DATE: 9-01-19

SCALE:

P.J.# D-9143

SHEET NAME:

GENERAL NOTE AND SPECIFICATIONS

SHEET #

APPROVED PERMIT SET CDD-BUILDING DIVISION CITY OF BURBANK IT IS UNLAWFUL TO ALTER THESE DOCUMENTS

Date: 11/20/19 Permit #: 0210043

This approval covers only the work included on the application for the permit and is not an approval of the violation of any provisions of the City Ordinances or State Law, or a waiver of any other required approvals.

GENERAL NOTES/SPECIFICATIONS

U.N.O. ALL NEW FINISHES/ MATERIALS TO MATCH AS CLOSE TO THE EXISTING MATERIALS & QUALITY IF NOT BRING IT TO THE ATTENTION OF THE OWNER.

- CONTRACTOR TO CHECK & VERIFY DESIGN AND STRUCTURAL DRAWINGS.
DRAWINGS NOT TO BE SCALED. ONLY WRITTEN DIMENSIONS TO BE FOLLOWED IN CASE OF DISCREPANCIES. CLARIFY WITH THE OWNER BEFORE EXECUTION.
CONTRACTORS TO VERIFY THE SITE CONDITIONS, DRAWINGS AND THE DETAILS FOR PROPER EXECUTION AND GENERATE THEIR OWN SHOP DETAILS FOR FIELD REQUIREMENTS.
CONTRACTOR TO PROVIDE NECESSARY FLOOR FINISH ALLOWANCE IN THE CONCRETE SLAB. ALL FINAL FINISHES TO MATCH AT THE SAME LEVEL.
ALL HOT WATER LINES TO INSULATED.
FOLLOW DESIGN DRAWINGS FOR THE DIMENSIONS, VERIFY DESIGN & STRUCTURAL DRAWINGS TOGETHER FOR THE LAYOUT AND CONSTRUCTION.
PROVIDE ONE COAT OF PRIMER, 2 COAT OF PAINT MINIMUM AT ALL SURFACES NEEDED TO BE PAINTED. USE OIL/WATER BASE PAINT FOR EXTERIOR AND INT. WOOD SURFACES AND METAL. CONSULT THE OWNER FOR THE COLOR, LOCATION OF STAINS AND TEXTURE. EXISTING & NEW ADDITIONS, ALL PAINT TO BE LEAD FREE.
PROVIDE 2 LAYERS OF 15 LBS OF MOISTURE RESISTANCE BARRIER AT THE CONCRETE SLAB BEFORE INSTALLING FINISH MATERIAL.
CONTRACTOR TO PROVIDE 2X BACKING FOR THE BATHROOM FIXTURES APPLIANCES, AND ACCESSORIES, GLASS DOORS, PANELS & SHOWER DOORS
PROVIDE GAS SHUT OFF VALVE AT THE POINT OF ENTRY INTO THE BUILDING.

- HOT WATER HEATER TO BE STRAPPED TIGHT AT TOP AND BOTTOM FOR THE EARTHQUAKE SAFETY. ALT. UNDEMAND HW. UNIT TO FOLLOW MECH. PLUMBING ELECT. BLDG CODE.
ALL THE TUBS AND SHOWERS TO BE PROVIDED WITH BUILT IN TILED SHAMPOO SHELF, WITH IN THE WALL, LOCATION TO BE DECIDED IN THE FIELD.
ALL TUBS AND SHOWER AREAS TO HAVE NON ABSORBENT MATERIAL UP TO THE FULL CLG. HEIGHT, WITH GREEN BOARD OR TWO LAYERS OF 15 LBS MOISTURE BARRIER W/ MTL. LATH & 3/4" CEMENT CEMENT FLOAT TO LEVEL ALL SURFACES.
PROVIDE NATURAL SUPPLY AIR, AND EXHAUST VENT FLUE FOR THE AC FURNACES AND THE HOT WATER HEATER.
NOTCH PER CODE THE JOISTS. PROVIDE SHEET METAL FLASHING AT THE WALL AND DRIP JUNCTION.
PROVIDE TUB ACCESS PANELS AT ALL BATHROOM (1'4X1'4" MINI.).

- PROVIDE DECORATE STYLE, PIANO TYPE, WHITE COLOR SWITCHES, RECEPTACLES, PLATES DIMMERS, SMOKE DETECTORS ETC. ALL BATH RM. CLOSETS, LAUNDRY TO BE EQUIPPED W/ OCCUPANCY SENSOR.
PROVIDE MINI. OF 2% SLOPE / DRAINAGE AWAY FROM THE STRUCTURE AND 1% SLOPE IN CASE OF THE CONCRETE SURFACES. U.N.O ON CIVIL PLANS.
FLUORESCENT LIGHTS RATED NOT LESS THAN 40 LUMEN/WATTS SHALL BE INSTALLED IN BATHROOM AND KITCHEN FOR PRIMARY GENERAL LIGHTING. ALL ROOMS NOT INSTALLED W/ FLUORESCENT LIGHTING SHALL HAVE OCCUPANCY SENSOR
ALL WORK SHALL CONFORM TO THE LATEST BUILDING CODE IN FORCE (CBC 2019)

- DEMOLISH ONLY REQUIRED AREAS AS NEEDED FOR NEW CONSTRUCTION, PROTECTION OF EXISTING MATERIALS, FINISH AREAS, FIXTURE, APPLIANCES ARE CONTRACTOR'S RESPONSIBILITY. (I DO NOT DEMOLISH MORE THAN 45% OF (E) BLDG.)

- FRAMING CONTRACTOR TO PROVIDE ALL DROP CEILING, NICHE, AND FINISH PLATFORM/LEDGES ETC. CONSULT OWNER TO COORDINATE FOR LIGHTING FIXTURE, AC, & FIRE SPRINKLER HEAD.
ALL EXTERIOR WINDOWS TO BE INSTALLED BY THE FRAMING CONTRACTOR.
FRAMING CONTRACTOR TO COORDINATE WITH THE FOUNDATION CONTRACTOR FOR HOLD DOWNS, BOLTS, MOMENT FRAME/ STEEL COLUMN.
FRAMING CONTRACTOR TO PROVIDE STRAIGHT EDGE, PLUMB AND ALIGNMENT THROUGH OUT THE BUILDING.
ALL WINDOW TO BE DUAL GLAZED, LOW "E" ARGON GAS TEMP. GLASS AS REQD., VINYL CLAD, CASEMENT TYPE (U.N.O.) OR AS SPECIFIED IN PLANS.
VERIFY BASE & CASING IN EXISTING RESIDENCE AND NEW TO MATCH WITH EXISTING BUILDING. CONSULT OWNER
PROVISION FOR EXT. LOW VOLTAGE LIGHT SWITCHES INSIDE@ RESI. ENTRY & CONSULT OWNER
CONTRACTOR AND OR OWNER TO CONSULT WITH CIVIL & GEOLOGICAL ENGINEER IF REQD. BY CITY FOR THE FOOTING DEPTH, ALL BLDG. FOOTING BOTTOM TO BE PLACED MINI 12" INTO BEDROCK OR UNDISTURBED NATURAL GRADE OR CERTIFIED COMPACTED FILL APPROVED FROM CITY OF L.C.F. GRADING DEPT..

- FRAMING CONTRACTOR TO PROVIDE 2" Ø HOLES IN EAVES @ 2X BLK. FOR ROOF/ EAVES VENTILATION @ 32' O.C.
CONTRACTOR TO PROVIDE WELDING CERTIFICATE AS NECESSARY,
MAIN SERVICE PANEL @ THE BLDG. TO BE GROUNDED WITH IN 5'-0" OF MAIN WATER SERVICE LINE COMING INTO BUILDING.
PROVIDE 2X FIRE BLOCKING
PROVIDE 2X SOLID BLK. OR DBL. 2X BLK. AS NEEDED @ DIM. PROVIDED ARE WITH FINAL FINISHES INCLUDED.
PROVIDE 1 WALL MOUNTED INSTANT ON DEMAND HOT WATER HEATER. CONSULT OWNER
PROVIDE ANTI SIPHON DEVICE AT ALL THE HOSE BIBS.
CONCRETE 2X PRESSURE TREATED LUMBER WHEN IN CONTACT WITH DIRT, CONCRETE, BLOCKS, OR MOISTURE.
ALL EXPOSED STRUCTURAL WOODY LUMBER WORK TO BE DONE WITH HEAVY TIMBER CONSTRUCTION, (RED WOOD OR PRESSURE TREATED OR EXTERIOR GLUE TREATED MATERIALS.).

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE OWNER/ENGINEER AT ONCE FOR INSTRUCTION ON HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED, WITHOUT INSTRUCTIONS FROM THE OWNER/ENGINEER, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE OWNER/ENGINEER. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR WHERE DETAILS REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION METHOD INVOLVED, UNLESS A WRITTEN DECISION FROM THE DESIGNER/ENGINEER/OWNER HAS BEEN OBTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS.

- THE CONTRACTOR SHALL CONFINE HIS OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, AND SHALL NOT BE UNREASONABLY ENCLUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUBCONTRACTOR, IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK, SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION.

- THE CONTRACTOR SHALL DO ALL CUTTING, FITTING, OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION MATCH SURROUNDING SIMILAR SURFACES.

- EXISTING HARDWOOD FLOORS ARE TO BE SAVED. AREAS EFFECTED DUE TO ALTERATIONS REMOVE WOOD FLOOR AND SAVE THEM FOR REINSTALLATION, IN OTHER AREAS PROTECT FLOOR WITH PLYWD., AND CONSTRUCTION PAPER; NEW HARDWOOD FLOOR AND AREAS TO MATCH WITH EXIST. AND FINISHED ACCORDINGLY TO MATCH WITH (E).
USE NRP HINGES IN EXT. OPENING DOORS.
INSTALL WOOD FLOOR OVER 1" OF CHEMICAL TREATED WATER RESISTANT PLYWD. OVER 2 LAYERS OF #15 WATER BARRIER, INSTALL PLYWOOD WITH 2 1/2" LONG CONCRETE NAILS AND INSTALL WOOD FLOOR ON TOP OF 10 MIL VISQUEEN CONSULT OWNER FOR SPECT. FOR ENGINEERED WOOD FL MATERIALS & INSTALLATION INSTRUCTION.
PROVIDE INDIVIDUAL UNITS FOR HVAC FOR 3 ZONES, SPLIT SYSTEM, FAN 80%, CONDENSING UNITS 1.3 SEERS, 3 THERMOSTATS OF HONEYWELL OR GOOD QUALITY, SUPPLY & RETURN GRILLS TO BE LOUVERED, DIRECTIONAL.
PROVIDE AND UPGRADE EXIST. ELECTRIC SERVICE TO 400 AMP. WITH SUB-PANEL. ALL HOUSE TO BE WIRED NEW IN ROMEX. CONSULT OWNER. PROVIDE ADDITIONAL 200 AMP SUB PANEL.

- IN AREAS WHERE NOT EFFECTED BY ADDITION AND REMODEL, BLDG. TO RETAIN ORIGINAL STUCCO, SAND BLAST EXISTING STUCCO AND APPLY FINAL COLOR CODE TO MATCH WITH NEW.

- TEMPORARY ERECTION BRACING AND SHORING SHALL BE PROVIDED AS REQUIRED ON ALL BEAMS, WALLS, ETC., ADEQUATE TO PROVIDE FULL STRUCTURAL STABILITY AND SAFETY. BRACING SHALL NOT BE REMOVED UNTIL THE ELEMENTS ARE FULLY CONNECTED AND ARE CAPABLE OF SUPPORTING THE DESIGN LOADING.

- CONTRACTOR AGREES THAT HE OR SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR/DEVELOPER SHALL DEFEND INDEMNIFY AND HOLD THE OWNER AND ENGINEER & OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF THE WORK IN THIS PROJECT.

- CONTRACTOR SHALL USE EXTREME CARE AND CAUTION DURING CONSTRUCTION SO AS NOT TO DAMAGE ANY EXISTING FACILITIES, PAVING, EQUIPMENT, LANDSCAPE, ETC. ANY DAMAGE DONE BY THE CONTRACTOR TO EXISTING FACILITIES SHALL BE REPAIRED TO THE SATISFACTION OF AND AT NO EXPENSE TO THE OWNER.

- WHERE WORK OR EQUIPMENT IS INDICATED N.I.C., SUCH WORK AND/OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. THE CONTRACTOR SHALL COORDINATE AND COOPERATE TO EFFECT SUCH INSTALLATION. OTHERS, THE CONTRACTOR SHALL COORDINATE AND COOPERATE TO EFFECT SUCH INSTALLATION.
ALL REQUESTS FOR CLARIFICATION OF THESE DRAWINGS SHALL BE DIRECTED TO THE DEVELOPER.
ALL DRAWINGS AND NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ANY ONE WILL BE AS BINDING AS IF CALLED FOR BY ALL.

- ALL COSTS FOR INSPECTIONS, TESTS AND LICENSES; INCLUDING STRUCTURAL ENGINEERS SITE VISITS, IF NECESSARY; SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/ DEVELOPER UNLESS NOTED OTHERWISE IN THE SPECIFICATIONS.

- THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ANY AND ALL EXISTING UTILITY LINES OR STRUCTURES WITHIN THE CONSTRUCTION AREA, WHETHER SHOWN OR NOT SHOWN HEREON.
TROWEL AND RE-TROWEL SLAB FOR SMOOTH FINISH WITH NO TROWEL MARKS SHOWING WHEREVER CONCRETE FLOOR IS EXPOSED.
COVER ALL CONCRETE SLAB SURFACES WITH CURING PAPER BEFORE POURING ADJACENT CONCRETE SLABS OR ASPHALTIC CONCRETE PAVING. CONCRETE CONTRACTOR SHALL BE RESPONSIBLE FOR SPLASHING OF FRESH CONCRETE.
PROVIDE 1/2" Ø MINI. NEW WATER LINE FROM WATER METER TO THE BUILDING. CONSULT OWNER.

- WATER PROOFING CONTRACTOR SEAL AND WATER TIGHT, FLOOR, PONY WALLS, PLASTERS, WALL/FLOOR JUNCTIONS WITH MINI 2-COATS OF ROUGH FINISH FIBERGLASS WATER PROOFING MEMBRANE AND PROVIDE APPROPRIATE FLASHING AND COUNTER FLASHING BEFORE FINAL FINISH IS LAID AT SLOPE.

- PROVIDE MINI 1/2" THK. STRUCT. 1 PLYWD. FOR SHEAR, IT MAYBE SUBSTITUTED W/ SIMILAR OR EQUAL STRENGTH OF OSB OBTAIN STRUCT. ENGINEER'S APPROVAL OR PROVIDE AS REQD PER STRUC. DRGS.
PROVIDE SUB FLOOR 3/4" T&G PLYWD OR OSB, ROOF TO BE 3/8" THK IF UNBLOCKED, OR 1/2" THK IF BLOCKED.

- NEW ELECTRIC METER IF GREATER THAN 400 AMP SERVICE WILL REQUIRED ELECTRIC PLAN CHECK AND APPROVAL FROM CITY OF BURBANK ELECT. DIVISION CONSULT OWNER / BUILDER.

ADDITIONAL NOTES

a. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.

b. An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the downstream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,156) (Separate plumbing permit is required).

c. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).

d. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4).

e. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2).

f. Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.

g. Unit Skylights shall be labeled by a IA City Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation, and performance grade rating. (Research report not required). (R308.6.9)

h. Water heater must be strapped to wall. (Sec. 507.3, LAPC)

i. For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 secs. max.) for a single opening. The deactivation switch shall be at least 5'4" above the floor. (6109 of LABC)

j. For existing pool on site, provide anti-entrapment cover meeting the current ASTM or ASME for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per Assembly Bill (AB) No. 2977. (3162B)

k. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)

l. Smoke detectors shall be provided for all dwelling units intended for human occupancy, where a permit is required for alterations, repairs, or additions. (R314.2)

m. Where a permit is required for alterations, repairs or additions, existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2.)

n. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of the room at a height of 30 inches above the floor level. (R303.1)

o. A copy of the evaluation report and/or conditions of listing shall be made available at the job site

P. Heater shall be capable of maintaining a minimum room temperature of 68°F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature. (R303.9)

FOLLOWING ARE MINIMUM SPECIFICATIONS TO BE FOLLOWED U.N.O. ON PLANS (STRUCTURAL, SOILS REPORT, TITLE 24, LANDSCAPE, ETC.) IN CASE OF CONFLICT / DISCREPANCY FOLLOW MORE RESTRICTIVE, BETTER/GREATER OF TWO IN VALUE, SIZE, COST. CONSULT OWNER FOR CLARIFICATIONS.

SPECIFICATIONS: DRYWALL

- 5/8" MIN. TYPE "X" IN ALL AREAS. (WALLS, CEILING & UNDER STAIR CASE)
USE 5/8" GYPSUM GREEN BOARD IN @ WET (TUB/SHOWER, WATER CLOSET) LOCATION
ALL DRYWALL TO BE SCREWED WITH MIN 1 5/8" COARSE DRYWALL SCREW (DO NOT NAIL DRYWALL)
PROVIDE BULL NOSE CORNERS.
PROVIDE 1-COAT OF PREP COAT WITH SMOOTH SANDING FOR READY TO PAINT.
PROVIDE CORNER BEAD & / OR J METAL @ OPENINGS & END CONDITIONS.

ROOF

- 5/8" PLYWOOD NAILED PER STRUT. DWG. OR AS NOTED ON STRUCT. DRGS
PROVIDE MINI 2 LAYER OF 15 LBS. WATER PROOFING PAPER OR 1-LAYER OF # 30 LBS. WATER PROOFING PAPER.
PROVIDE 2X2 EDGE METAL, BIRD STOP, 2 BAR AS REQD TILE PAN SHT. METAL CHIMNEY SADDLE AND 24" VALLEY FLASHING.
ROOFER TO PROVIDE ALL VENT PIPES ROOF JACKS, AND ANY OTHER MISC. FLASHING @ ROOF.
PROVIDE 2" X 18" HALF ROUND ROOF VENTS AS SHOWN ON PLAN.
PROVIDE CRICKET OR BLT UP ROOF (TORCH DOWN) @ AREAS NEAR CHIMNEY, CIRCULAR ROOF OR AT AREA THAT REQ'S RESTRICTION FOR WATER TO FLOW.
PROVIDE MINI (NO LESS THEN) 2 1/2" SLOPE WITH MINI 40 LBS TORCH DOWN FIBER GLASS CLASS A MATERIAL INCLUDING MTL FLASHING BEFORE INSTALLING.

INT. CONCRETE SLAB

- CONCRETE STRENGTH = 2500 PSI
REBAR = #3 @ 18" O.C. IN EACH DIRECTION.
EXPANSION JOINTS = @ 10'-0" O.C. BOTH WAYS WITH MINI.
THICKNESS OF CONC. = MINI 5"
W/2" SAND ON UNDISTURBED SOIL OR GRAVEL BASE WITHIN.
10 MIL WATER PROOFING MEMBRANE. ALL SURFACE TO BE SMOOTH/TROWEL FINISH WEDGES 1/4" ROUNDED. FOLLOW THESE SPECS UNO @ SPECIFIC LOCATION.

STONE & CERAMIC TILE INSTALLATION

- EXT. WALKING SURFACES AND WET LOCATION AREA TO HAVE "NON SLIP" OR SLIP RESISTANCE TILES.
PROVIDE MINI. 18" GROUT JOINT IN CERAMIC/PORCELAIN TILE W/ MATCHING GROUT COLOR AND GROUT SEALER
INSTALL STONE TILE/ MARBLE WITH POLISHED OR BULL NOSE EDGES AT END LOCATIONS OR ARE VERTICAL SURFACES. PROVIDE MATCHING GROUT AND SEALER ON THE FINISH SURFACES.
PROVIDE SLOPE IN FLOOR AS SPECIFIED OR MINI. 2% TOWARDS DRAIN.
ALL CERAMIC, PORCELAIN, STONE TILES TO BE INSTALLED ON MORTAR BASE APPLIED ON MTL. DIAMOND LATH WITH APPROPRIATE WATER PROOFING MEMBRANE (2-415 PAPER OPTION). CHECK/ VERIFY FOR LEVEL DIFFERENCES AND APPROPRIATELY FLOAT OR MUD SET THE FINISH MATERIAL.

FRAMING

- EXTERIOR WALLS = 2X4 / 2X6 WD. STUD. AS PER PLAN
INTERIOR WALLS = 2X4 / 2X6 WD. STUD.
INTERIOR BATHROOM WALLS BLT. 2X6 W/ 1/2" PLYWD. AS SHOWN.
PROVIDE MINI. 4X10 HDR (U.N.O.)
PROVIDE 2X FIRE BLOCK AS PER CITY CODE.
PROVIDE 2 - 2"Ø HOLES IN 2XBLK @ EXT. WALL & ROOF OVERHANG (ROOF VENTILATION) JUNCTION @ 32' O.C. BY FRAMER.
ALL EXTERIOR WALL TO BE PROVIDED WITH MINI. 1/2" PLYWD.
ALL INT. WALL HAVING SHEAR PANELING TO HAVE ENTIRE WALL COVERED WITH INFL PLYWD. ALONG WITH SHEAR PANEL.
2ND-FL. SUB-FLOOR TO BE 1 1/8" THK. PLYWD.
ALL PLYWD. TO BE INSTALLED WITH STRUCTURAL GLUE AND SCREWS.
PROVIDE 2X6 OR 2x8 FINISH WD., SPROUCE/DF. FASCIA BOARD.
PROVIDE 2X10 CLG. / FLOOR JOIST ABOVE 2ND- FLOOR + ATTIC AREA
PROVIDE 5/8" THK. PLYWD. @ ATTIC FLOOR.
ROOF SHEATHING MINI. 5/8" THK. PLYWD.
STARCASE STEPS TREAD 1 1/8" THK. PLYWD. RISER 3/4" THK. PLYWD.
SILL PLATE @ 1ND. FL. MINI. 3X. OR 2- 2X WITH LAG SCREWS 16D NAIL FOLLOW STRUCT DRAWINGS IF NOTED OTHERWISE.
PROVIDE 1 1/2" L.W. CONCRETE OR MINI. 1" GYPCRETE @ 2ND. FLOOR LEV.
PROVIDE 1 1/2" L.W. CONCRETE OF CONC. SLAB OVER 3/4" THK. PLYWD. SUBFLOOR ABOVE BASEMENT AREA.
34" THICK. T&G PLYWOOD SUB FL. BASEMENT

STONE VENEERS

STONE VENEER TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTION WITHIN PROPER ANCHORAGE ABOVE DOORS/ WINDOWS.

- PROVIDE 3 LAYERS OF MINI. #15 FIBER GLASS WATER PROOFING MEMBRANE OVER PLYWD.
INSTALL DIAMOND MTL. LATH AND LEVEL FLOAT WITH CEMENT MORTAR MINI. 3/4" THK. OR AS PER STONE VENEERS MANUFACTURER INSTALLATION INSTRUCTIONS.
INSTALL STONE VENEER WITH SPECIAL ADHESIVE GLUE MIXED. THIN SET WITH VERY TIGHT JOINTS.
PROVIDE GROUT AND SEALER AS PER OWNER INSTRUCTIONS.
PROVIDE CORONADO STONE VENEER TO ICBO # 1842, STONE PRODUCT # 23744 OR EQUAL.

STUCCO

- PROVIDE MINI 1/2" PLYWD. AT ALL EXT. SURFACES BEFORE INSTALLING MTL. LATH.
PROVIDE 2-LAYERS OF #15 WATER PROOFING PAPER WITH METAL LATH.
PROVIDE SCRATCH AND BROWN COAT OF CEMENT PLASTER WITH AT LEAST 15 WORKING DAYS APART AND PROPER CURING.
PROVIDE SMOOTH TROWEL FINISH STUCCO. COLOR TO BE DECIDED BY OWNER TOTAL CEMENT PLASTER THICKNESS TO BE 7/8".
WEEP SCREED TO BE MINI 6" ABOVE ADJACENT GRADE LEVEL 2" MINI. PER CONCRETE SURFACE.
PROVIDE EXPANSION JOINT IN STUCCO WITH 1/2" X 1/2" MTL. CHANNEL @ FLOOR LEVEL OR AS REQD.
CONTRACTOR TO PROVIDE 2" CONTINUOUS EAVES VENT AROUND BLDG OR UNO.
PROVIDE J METAL TO FINISH ALL OPENINGS AND END CONDITIONS.
PROVIDE ELASTOMETRIC PAINT (2 COAT MINI.) ON ALL STUCCO SURFACE. GROUT TO BE DECIDED BY OWNER.

GUTTERS

- PROVIDE 6" WIDE X 5" DEEP SOLID SHT. MTL. GUTTER 26 GA. (O.G. DESIGN) ATTACHED W/ ANCHORS TO FASCIA BOARD. INSTALL MTL. SCREEN ON TOP OF GUTTER.
PROVIDE 3"Ø MTL. DOWN spout. CONNECTED TO GUTTER AND 3"Ø PVC PIPE INSTALLED INSIDE THE WALLS. (OPTION)
PROVIDE PROPER FLASHING AROUND OPENINGS AND CAULK TO MAKE IT WATER TIGHT WITH NO LEAKAGE.
ALL MTL. GUTTERS & DOWN spouts TO BE SAUTERED, NO CAULKING, NAILS/SCREWS.
ALL CONCEALED (VERTICAL) DRAIN PIPES TO DISCHARGE MINI. 3" ABOVE FLOOR LEV.
CONSULT / COORDINATE WITH ROOFING, WATER PROOFING & SHEET METAL CONTRACTOR FOR ACTUAL NUMBERS AND EXACT LOCATION OF FLOOR DRAIN AND DOWN spout CONTRACTOR TO WARRANTY. NO LEAKAGE AND OVER SPILL OF WATER.
CONSULT WITH OWNER FOR ROOF GUTTER/ DOWN spout IF REQUIRED TO BE CONCEALED.

INSULATION

- EXTERIOR WALLS.....2X6 R-19 - 2X4 R-15
INTERIOR WALLS.....2X6 R-19 - 2X4 R-15
ROOF/CLG.....R-30
TOTAL GARAGE CLG.....R-30
INTERMEDIATE FLOOR / CLG.....R-23
BASEMENT WALLS.....R-15
BASEMENT CLG.....R-30

MINIMUM WATER PROOFING FOR WALLS BELOW GRADE (BASEMENT WALLS)

- U.N.O. ON PLANS
2-LAYER OF HOT-MOPPED ASPHALT ON WALLS.
COVER HOT MOPPED ASPHALT WITH 1-LAYER OF 30 LB. FIBERGLASS CONSTRUCTION FELT APPLIED DIRECTLY ON MOPPED SURFACE, AGAIN APPLY EVENLY AND THOROUGHLY HOT ASPHALT OVER THE FELT.
APPLY 10 MIL VISQUEEN MEMBRANE OVER THE MOPPED SURFACE AFTER STAGE 2
PROVIDE MINI. 1" THICK FOAM BOARD PROTECTIVE MEMBRANE OVER ENTIRE RETAINING WALLS, BASEMENT WALLS TO PREVENT DAMAGE TO WATER PROOFING MEMBRANE.

EXPANSION JOINT/ SEALANTS/ CAULKING COMPONENTS

TREMCO # 2510 HARRY S. PETER SON CO. # 24051 PACIFIC POLYMERS # 24208

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**BORAL ROOFING**  
575 Irvine Center Drive, Suite 100  
Irvine, California 92618  
(949) 756-1605  
www.boralamerica.com

**CLAY ROOF TILES**  
CSI Section: 07.32.13 Clay Roof Tiles

**1.0 RECOGNITION**  
Boral Roofing Clay Roof Tiles recognized in this report has been evaluated for use as a roofing material. The weather resistance, wind uplift resistance and fire classification properties have been evaluated and comply with the intent of the provisions of the following codes and regulations:

- 2018, 2015, 2012, and 2009 International Building Code (IBC)
- 2018, 2015, 2012, and 2009 International Residential Code (IRC)
- 2019 California Building Code (CBC) and 2019 California Residential Code (CRC) – see attached Supplement
- 2020 Florida Building Code, Building (FBC), Building and 2020 Florida Building Code, Residential (FBC, Residential) – see attached Supplement

**2.0 LIMITATIONS**  
Use of the Clay Roof Tiles recognized in this report is subject to the following limitations:

- The roof tile shall be manufactured, identified and installed in accordance with the report, applicable code and the Roof Tile Installation Manual.
- Roof sheathing and roof framing shall be designed for the design loads determined in accordance with the applicable code.
- Boral Roofing Clay Roof Tiles are manufactured in the facilities specified in Table 2 of this report, under a quality control program administered by an approved inspection agency.

**3.0 PRODUCT USE**  
3.1 General: The Boral Roofing Clay Roof Tiles described in this report are used as roof covering materials complying with Chapter 15 of the IBC and Chapter 15 of the CRC and may be used where Class A, B or C roof assemblies are required.

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**1.0 RECOGNITION**  
The Boral Roofing Clay Roof Tiles are evaluated and represented in IAPMO UES Evaluation Report ER-411 and with changes as noted in this supplement is a satisfactory alternative for use in buildings built under the following codes (and regulations):

- 2019 California Building Code (CBC)
- 2019 California Residential Code (CRC)

**2.0 LIMITATIONS**  
2.1 The Boral Roofing Clay Roof Tiles described in IAPMO UES ER-411 comply with the CRC and the CRC. The design and installation of the Boral Roofing Clay Roof Tiles shall be in accordance with Sections 1507.3.7 and 1507.3.8 of the CRC, and Section 1507.3.7 of the CRC or Section 8905.3 of the CRC, as applicable, and ER-411.

**2.2 Roof Tiles** shall be installed in accordance with Sections 1 and 4 of ER-411, except where the jurisdiction requires conformance to the CRC or CRC, the following shall apply:

- Underlayment shall conform with CBC Section 1507.1.1 or CRC Section 8905.1.1.
- Attachment of the clay roof tiles shall be designed to resist wind loads according to CBC Section 1507.3.7 and 1507.3.8 or CRC Section 905.3, as applicable.

The Boral Roofing Clay Roof Tiles may be used as a Class A roof covering complying with Section 1505.1.1 of the CRC or Section 8902.1.1 of the CRC, or as a Class B roof covering complying with Section 1505.1.2 of the CRC or Section 8902.1.2 of the CRC, or as a Class C roof covering complying with Section 1505.1.3 of the CRC or Section 8902.1.3 of the CRC, as applicable.

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The Boral Roofing Clay Roof Tiles may be used as a Class A roof covering complying with Section 1505.1.1 of the CRC or Section 8902.1.1 of the CRC, or as a Class B roof covering complying with Section 1505.1.2 of the CRC or Section 8902.1.2 of the CRC, or as a Class C roof covering complying with Section 1505.1.3 of the CRC or Section 8902.1.3 of the CRC, as applicable.

**LABORATORIES**  
CERTIFICATION: TESTING INSPECTION

604.527.8368 FL  
909.483.0336 IL  
914.637.8128 PA  
914.637.8128 NY  
914.637.8128 NJ  
914.637.8128 VA  
914.637.8128 TX  
914.637.8128 OH  
914.637.8128 MI  
914.637.8128 IN  
914.637.8128 MO  
914.637.8128 KY  
914.637.8128 TN  
914.637.8128 MS  
914.637.8128 AL  
914.637.8128 GA  
914.637.8128 SC  
914.637.8128 NC  
914.637.8128 VA  
914.637.8128 MD  
914.637.8128 DE  
914.637.8128 PA  
914.637.8128 NJ  
914.637.8128 NY  
914.637.8128 CT  
914.637.8128 RI  
914.637.8128 MA  
914.637.8128 VT  
914.637.8128 NH  
914.637.8128 ME

**BUILDING PRODUCT LISTING PROGRAM**

Customer: Boral Roofing  
Class: Clay Roof Tiles  
Location: 575 Irvine Center Drive, Suite 100  
Irvine, CA 92618  
Website: www.boralamerica.com

Listing No. B1044-1  
Report No. B1044-1, Edition 5

Effective Date: March 29, 2012  
Last Revised: September 30, 2019  
Expires: N/A

Standards: ASTM C 1167 – Standard Specification for Clay Roof Tiles.  
ASTM E 108 – Standard Specification for Fire Tests of Roof Coverings.  
CAN/ULC S107 – Standard Methods of Fire Tests of Roof Coverings.  
FM 4473 – Test Standard for Impact Resistance Testing of Rigid Roofing Materials by Impacting with Freezer Ice Balls.

Product: Clay Roof Tiles

Markings: Products are palletized and marked with a label that includes the following information:

- ES Report Number (when applicable)
- Boral Roofing Name or Logo
- Product Profile
- Plant Location and Address
- SAP Number
- Color Description
- Quantity of tiles per pallet
- Production Date
- QAI file Number: B1044-1
- The wording "Grade 1" (when applicable)
- FM 4473 Class 3 (when applicable)
- ASTM E108/CAN ULC S107 Class A
- QAI logo shown here:

**MODELS / RATINGS:**

	Claylite Tile <sup>1</sup>	Claymax Tile <sup>1</sup>
Length, inches	18 (-0.125 / +0.25)	18 (-0.125 / +0.25)
Width, inches	13 ± 0.125	12.625 (-0.125 / +0.25)
Height, inches	2.25 ± 0.125	1 ± 0.125
Mass, grams	3002	2993

	One Piece "S" <sup>1</sup>	Romano Pan <sup>1</sup>
Length, inches	18 (-0.125 / +0.25)	18 (-0.125 / +0.25)
Width, inches	13 ± 0.25	11 ± 0.25
Height, inches	2.375 ± 0.125	1.73 ± 0.125
Mass, grams	3855	2948

	2-Piece Mission Tile <sup>1</sup>	2-Piece Mission Monarch <sup>2</sup>
Length, inches	18 (-0.125 / +0.25)	18 (-0.125 / +0.25)
Nose Width, inches	6.5 ± 0.25	6.75 ± 0.25
Head Width, inches	7.25 ± 0.125	5.25 (-0.25 / +0.125)
Nose Height, inches	2.50 ± 0.25	2.87 ± 0.25
Head Height, inches	1.750 ± 0.25	2.13 ± 0.25
Mass, grams	2721	2041

**Notes:**

- Grade 1 Tiles are designed to provide resistance to severe frost action. This grading is necessary for installations across Canada and sections of severe weathering across the United States in accordance with Fig A1.1, ASTM C1167.
- Does not meet ASTM C1167 Grade 1.

**Class A Roofing Assembly: Unlimited Slope**  
-In accordance with ASTM E108 and CANULC S107

Sheathing	Underlayment	Roof Covering
Minimum one layer Type II (No. 30) asphalt-saturated felt complying with ASTM D226/CSA A123.3, Type 2.	Claylite Tile One Piece "S" Romano Pan 2-Piece Mission 2-Piece Mission Monarch	

**Class 3 Impact Resistant Assembly**  
-In accordance with FM 4473

Sheathing	Underlayment	Roof Covering
Minimum 15/32-inch AC Exterior Plywood	Unrestricted	One-Piece "S"

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The Boral Roofing Clay Roof Tiles are evaluated and represented in IAPMO UES Evaluation Report ER-411 and with changes as noted in this supplement is a satisfactory alternative for use in buildings built under the following codes (and regulations):

- 2019 California Building Code (CBC)
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**2.0 LIMITATIONS**  
2.1 The Boral Roofing Clay Roof Tiles described in IAPMO UES ER-411 comply with the CRC and the CRC. The design and installation of the Boral Roofing Clay Roof Tiles shall be in accordance with Sections 1507.3.7 and 1507.3.8 of the CRC, and Section 1507.3.7 of the CRC or Section 8905.3 of the CRC, as applicable, and ER-411.

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The Boral Roofing Clay Roof Tiles may be used as a Class A roof covering complying with Section 1505.1.1 of the CRC or Section 8902.1.1 of the CRC, or as a Class B roof covering complying with Section 1505.1.2 of the CRC or Section 8902.1.2 of the CRC, or as a Class C roof covering complying with Section 1505.1.3 of the CRC or Section 8902.1.3 of the CRC, as applicable.

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- Underlayment shall conform with CBC Section 1507.1.1 or CRC Section 8905.1.1.
- Attachment of the clay roof tiles shall be designed to resist wind loads according to CBC Section 1507.3.7 and 1507.3.8 or CRC Section 905.3, as applicable.

The Boral Roofing Clay Roof Tiles may be used as a Class A roof covering complying with Section 1505.1.1 of the CRC or Section 8902.1.1 of the CRC, or as a Class B roof covering complying with Section 1505.1.2 of the CRC or Section 8902.1.2 of the CRC, or as a Class C roof covering complying with Section 1505.1.3 of the CRC or Section 8902.1.3 of the CRC, as applicable.

**LABORATORIES**  
CERTIFICATION: TESTING INSPECTION

604.527.8368 FL  
909.483.0336 IL  
914.637.8128 PA  
914.637.8128 NY  
914.637.8128 NJ  
914.637.8128 VA  
914.637.8128 TX  
914.637.8128 OH  
914.637.8128 MI  
914.637.8128 IN  
914.637.8128 MO  
914.637.8128 KY  
914.637.8128 TN  
914.637.8128 MS  
914.637.8128 AL  
914.637.8128 GA  
914.637.8128 SC  
914.637.8128 NC  
914.637.8128 VA  
914.637.8128 MD  
914.637.8128 DE  
914.637.8128 PA  
914.637.8128 NJ  
914.637.8128 NY  
914.637.8128 CT  
914.637.8128 RI  
914.637.8128 MA  
914.637.8128 VT  
914.637.8128 NH  
914.637.8128 ME

**BUILDING PRODUCT LISTING PROGRAM**

Customer: Boral Roofing  
Class: Clay Roof Tiles  
Location: 575 Irvine Center Drive, Suite 100  
Irvine, CA 92618  
Website: www.boralamerica.com

Listing No. B1044-1  
Report No. B1044-1, Edition 5

Effective Date: March 29, 2012  
Last Revised: September 30, 2019  
Expires: N/A

Standards: ASTM C 1167 – Standard Specification for Clay Roof Tiles.  
ASTM E 108 – Standard Specification for Fire Tests of Roof Coverings.  
CAN/ULC S107 – Standard Methods of Fire Tests of Roof Coverings.  
FM 4473 – Test Standard for Impact Resistance Testing of Rigid Roofing Materials by Impacting with Freezer Ice Balls.

Product: Clay Roof Tiles

Markings: Products are palletized and marked with a label that includes the following information:

- ES Report Number (when applicable)
- Boral Roofing Name or Logo
- Product Profile
- Plant Location and Address
- SAP Number
- Color Description
- Quantity of tiles per pallet
- Production Date
- QAI file Number: B1044-1
- The wording "Grade 1" (when applicable)
- FM 4473 Class 3 (when applicable)
- ASTM E108/CAN ULC S107 Class A
- QAI logo shown here:

**NOTE ON ELECTRICAL PLAN:**

100% of the luminaires in a kitchen must be high efficacy.

In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by a vacancy sensor.

Bedrooms, living rooms, family rooms, and other rooms used for living and sleeping must have high efficacy lighting, and may require an occupant sensor with a manual-on/auto-off feature, or dimmers.

Exterior lighting must be high efficacy, a photo cell and motion sensor may be installed.

**TITLE 24 RESIDENTIAL LIGHTING STANDARDS**  
Permanently installed luminaires that have plug-in or hardwired connections for electric power must comply with the ROOM % HIGH EFFICACY<sup>1,2</sup> OPTIONS

ROOM	% HIGH EFFICACY <sup>1,2</sup>	OPTIONS
KITCHEN	100%	
CABINET LIGHTING	100%	Under-cabinet lighting shall be switched separately from other lighting.
BATHROOM	100%	Vacancy Sensor <sup>3</sup>
GARAGE	100%	Vacancy Sensor <sup>3</sup>
LAUNDRY ROOMS	100%	Vacancy Sensor <sup>3</sup>
UTILITY ROOMS	100%	Vacancy Sensor <sup>3</sup>
CLOSETES > 70 SF	100%	Vacancy Sensor <sup>3</sup>
ALL OTHER ROOMS <sup>3</sup>	100%	Vacancy Sensor <sup>3</sup> or Dimmer
EXTERIOR <sup>3</sup>	100%	Controlled by manual on/off switch and one of the following: motion sensor, photo control and automatic time switch control, astronomical time clock, or EMCS <sup>3</sup>

- High efficacy lighting contains pin-based sockets and includes fluorescent with electronic ballasts, metal halide, high pressure sodium, and certified LED lighting.
- Luminaires recessed into insulated ceilings must be approved for zero clearance insulating contact (IC) and rated and labeled as air tight (AT).
- 100% of the total lighting wattage (based on the max. lamp rating) in a kitchen is required to be high efficacy.
- All Occupant Sensors Control Types shall be programmed to turn OFF all or part of the lighting no longer than 20 minutes after the space is vacated of occupants, except as specified in Section 130.1.0.8.
- Includes bedrooms, living, dining and family rooms, club houses, home offices, and enclosed patios. Closets that are less than 70 sq ft in area and hallways are exempt from this requirement.
- Lights around pools and water features subject to California Electrical Code Article 680 are exempt.
- Energy management control system.

**EVALUATION REPORT** Number: 411  
Originally Issued: 09/10/2015 Revised: 03/30/2021 Valid Through: 09/30/2021

**CALIFORNIA SUPPLEMENT**

**BORAL ROOFING**  
575 Irvine Center Drive, Suite 100  
Irvine, California 92618  
(949) 756-1605  
www.boralamerica.com

**CLAY ROOF TILES**  
CSI Section: 07.32.13 Clay Roof Tiles

**1.0 RECOGNITION**  
The Boral Roofing Clay Roof Tiles are evaluated and represented in IAPMO UES Evaluation Report ER-411 and with changes as noted in this supplement is a satisfactory alternative for use in buildings built under the following codes (and regulations):

- 2019 Florida Building Code, Building (FBC, Building)
- 2020 Florida Building Code, Residential (FBC, Residential)

**2.0 LIMITATIONS**  
The Boral Roofing Clay Roof Tiles described in IAPMO UES ER-411 comply with the 2020 FBC-Building and the 2020 FBC-Residential. The design and installation of the Boral Roofing Clay Roof Tiles shall be in accordance with the 2018 International Building Code and the 2018 International Residential Code, as applicable, as noted in ER-411. The Boral Roofing Clay Roof Tiles shall be installed in accordance with the requirements of FBC, Building Section 1507.3 and FBC, Residential Section 8905.3, as applicable, and the FBC/ATRI Florida High Wind Concrete and Clay Roof Tile Installation Manual, Sixth Edition (December 31, 2020), where the V<sub>w</sub> is Exception 1. An island with less than 12" behind a range top of a sliding glass door is considered wall space. [CEC 210.52(A)].

(1) Counter space receptacles shall be provided [CEC 210.8(A)].

(2) At each wall counter space that is 12 in. or greater [CEC 210.52(C)(1)].

(3) No more than 48 in. oc. [CEC 210.52(C)(1)].

(4) Maximum 24 in. from the end of the counter [CEC 210.52(C)(1)].

(5) Maximum 20 in. above counter space [CEC 210.52(C)(1)].

(6) On island counter spaces (one receptacle min.) not more than 12 in. below counter space [CEC 210.52(C)(1)].

(7) 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)].

(8) 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)].

**EVALUATION REPORT** Number: 411  
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Effective Date: March 29, 2012  
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Expires: N/A

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- Lights around pools and water features subject to California Electrical Code Article 680 are exempt.
- Energy management control system.

**ELECTRICAL NOTES per 2019 California Electrical Code**

**A. PANEL LOCATIONS**  
Panels shall not be located in the vicinity of easily ignitable material, such as clothes closets [CEC 240.24(D)], or in bathrooms [CEC 240.24(E)].

**B. NON-METALLIC SHEATHED CABLE [CEC 334]**  
Non-metallic sheathed cable shall be:  
1. Protected by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, schedule 80 PVC conduit, 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 sheave 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 sheaves 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 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 330.23].  
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 330.23].  
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].

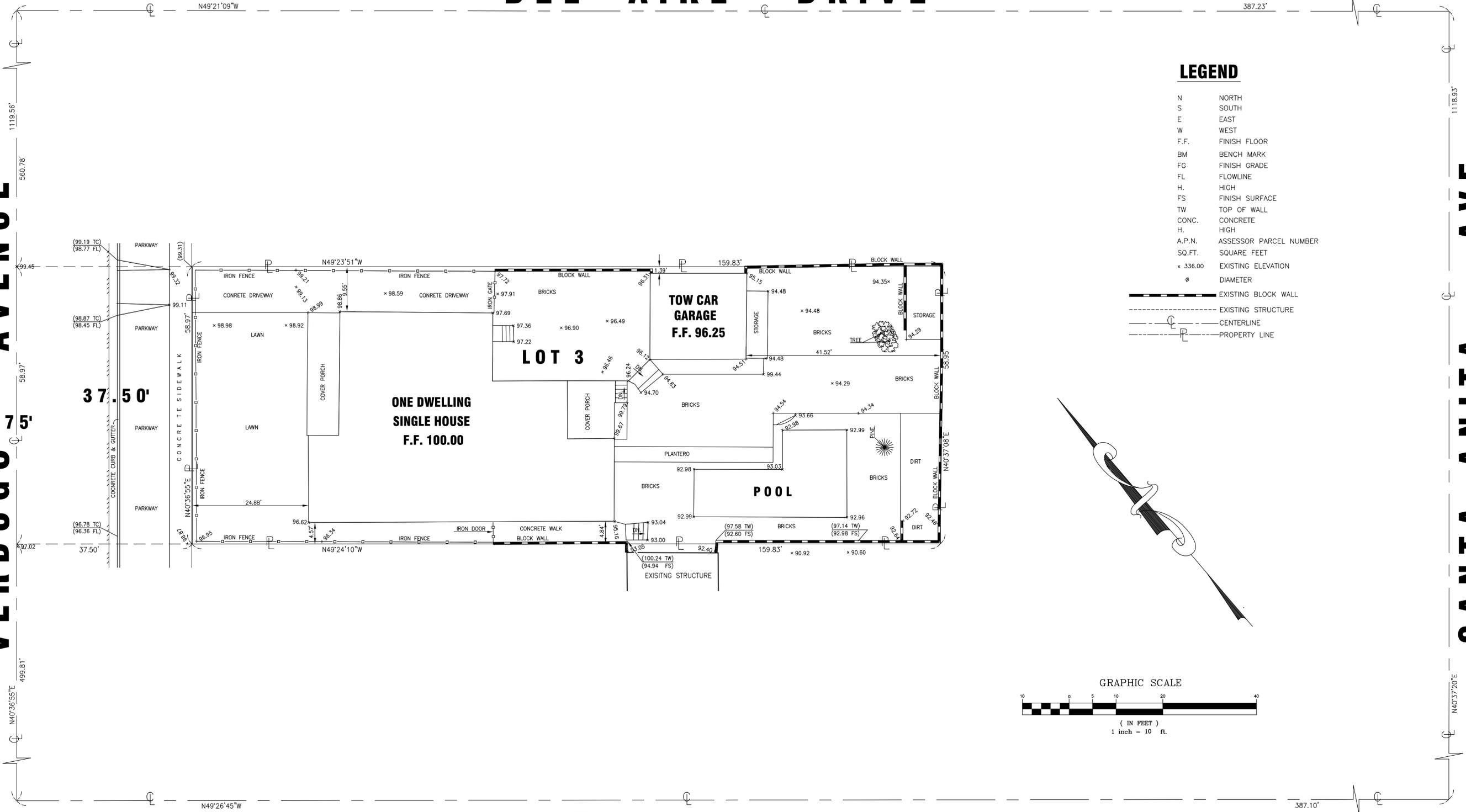
**C. CIRCUITS AND RECEPTACLES**  
1. Tamper-Resistant Receptacles shall be installed as specified in dwelling units in all areas specified in 210.52 and 550.13. [CEC 406.12]  
2. Receptacles shall be installed so that no point along the floor line in any wall space is more than 6 ft. from an outlet.  
3. In garages, at least one receptacle outlet shall be installed for a sliding glass door considered wall space. [CEC 210.52(A)].  
(1) Garages. In each attached garage and in each detached garage with electrical power, the branch circuit supplying the 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.  
4. LIGHTING [CEC 210.70]  
1. Switched lighting shall be installed in:  
• All habitable rooms, Bathrooms, Hallways, and Stairways at each level.  
• Garages.  
• At all outdoor entrances and exits,  
• In all attics, under floors, 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

# BEL AIRE DRIVE

# VERDUGO AVENUE

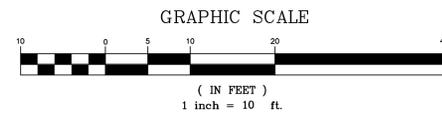
# SANTA ANITA AVE.

# KENENETH ROAD



### LEGEND

- N NORTH
- S SOUTH
- E EAST
- W WEST
- F.F. FINISH FLOOR
- BM BENCH MARK
- FG FINISH GRADE
- FL FLOWLINE
- H. HIGH
- FS FINISH SURFACE
- TW TOP OF WALL
- CONC. CONCRETE
- H. HIGH
- A.P.N. ASSESSOR PARCEL NUMBER
- SQ.FT. SQUARE FEET
- x 336.00 EXISTING ELEVATION
- ∅ DIAMETER
- EXISTING BLOCK WALL
- - - EXISTING STRUCTURE
- ⊕ CENTERLINE
- - - PROPERTY LINE



### LOCAL BENCHMARK:

DESCRIPTION:  
 ASSUMED ARBITRARY FINISH FLOOR ELEVATION 100.00

### REVISION

ALL CONSTRUCTION ARCHITECTURAL DOCUMENTS WAS PROVIDED BY (DTD CONSTRUCTION) ALL DIMENSION AND ORIENTATIONS WAS DEVELOPED WITH BEST OF VISUAL KNOWLEDGE @ JOB SITE VERIFICATION IS REQUIRED AT THE JOB SITE AND ANY DISCREPANCY SHALL BE NOTIFIED ALL OTHER AGENCIES

**DESIGN & BUILD CONSULTANT**  
 DTD CONSTRUCTION  
 9900 Saticoy st  
 Burbank, CA 91504  
 Tel: (818) 738 0551  
 E-Mail: Dtdbuilders@gmail.com

**OWNER**  
 Edic Khachikian

**ADDRESS**  
 840 E Verdugo  
 Burbank Ca, 91501

**PROJECT ADDRESS:**  
 840 E Verdugo  
 Burbank Ca, 91501

THE ABOVE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN PROPERTY OF THE DTD CONSTRUCTION, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

**DATE:** 9-01-19

**SCALE:**

**P.J. #** D-9143

**SHEET NAME:**

Survey

**APPROVED PERMIT SET**  
**CDD-BUILDING DIVISION**  
**CITY OF BURBANK**  
 IT IS UNLAWFUL TO ALTER THESE DOCUMENTS

Date: 11/02/21  
 Permit #: 2210434

**SHEET #**

**A 0.3**

This approval covers only the work included on the application for the permit and is not an approval of the violation of any provisions of the City Ordinances or State Law, or a waiver of any other required approvals.

REVISION

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 DTD CONSTRUCTION  
 9900 Saticoy st  
 Burbank, CA 91504  
 Tel. (818) 738 0551  
 E-Mail: Dtdbuilders@gmail.com

**OWNER**  
 Edic Khachikyan

**PROJECT ADDRESS:**  
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 Burbank Ca, 91501

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DATE: 9-01-19

SCALE:

P.J. # D-9143

SHEET NAME:

EROSION CONTROL PLAN

SHEET #

A04

**APPROVED PERMIT SET**  
**CDD-BUILDING DIVISION**  
**CITY OF BURBANK**  
 IT IS UNLAWFUL TO ALTER THESE DOCUMENTS

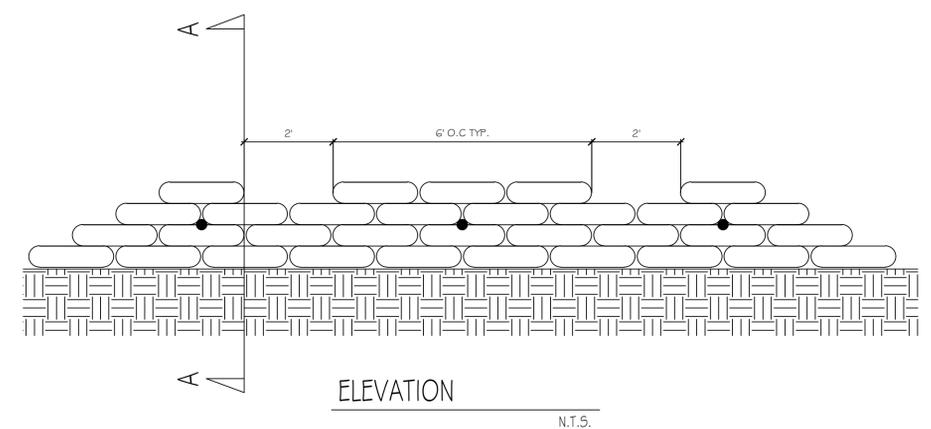
Date: 11/02/19  
 Permit #: 0210404

This approval covers only the work included on the application for the permit and is not an approval of the violation of any provisions of the City Ordinances or State Law, or a waiver of any other required approvals.

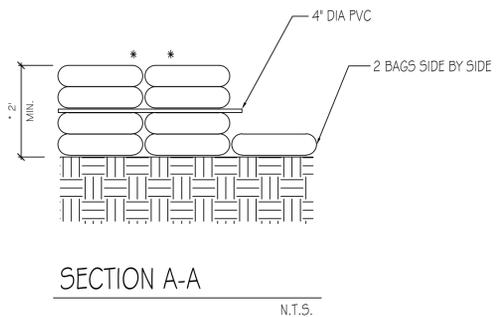
EROSION CONTROL NOTES:

- \* HEIGHT OF CHECK DAM SHOULD NOT EXCEED 3 FEET
- \*\* PROVIDE AN EXTRA ROW OF SANDBAGS FOR EVERY ROW OF SANDBAGS 3 BAGS HIGH

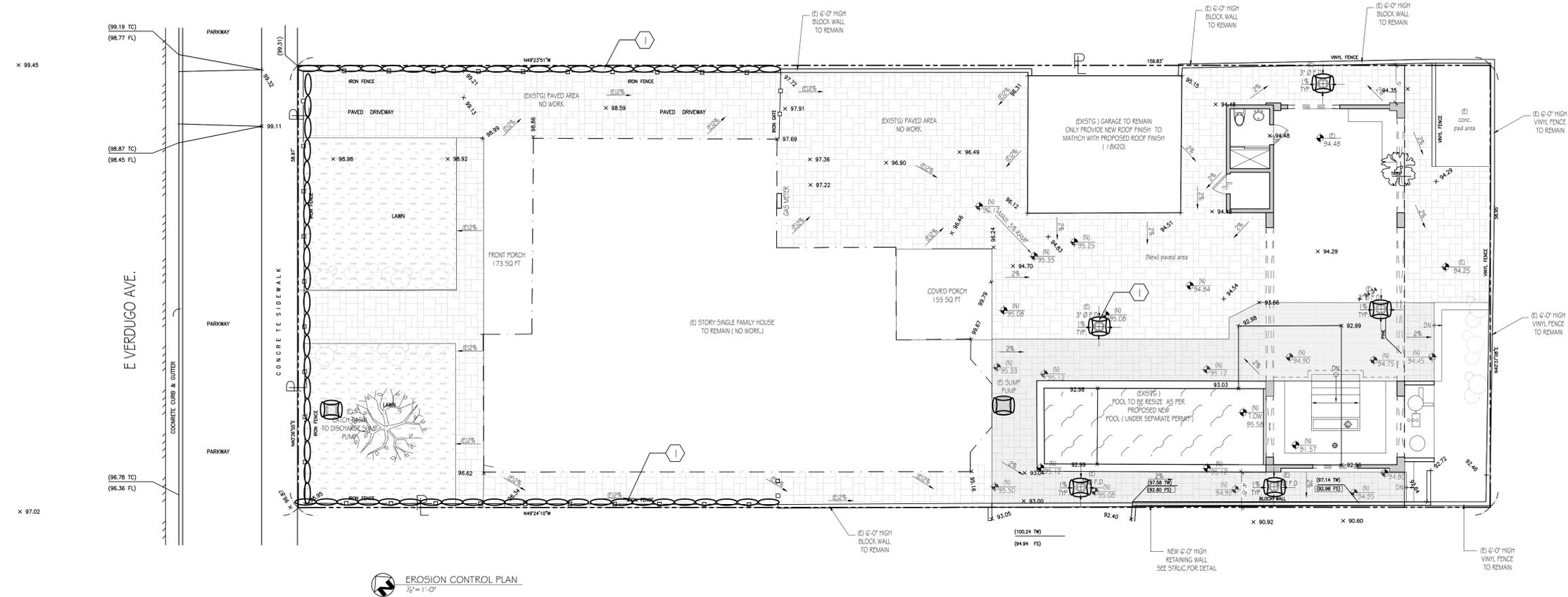
- 1 INSTALL ONE BAG HIGH SAND BAG
- 2 INSTALL CHECK DAM PER DETAIL HEREON
- 3 INSTALL TWO BAG HIGH SAND BAG



CHECK DAM



SECTION A-A





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**OWNER**  
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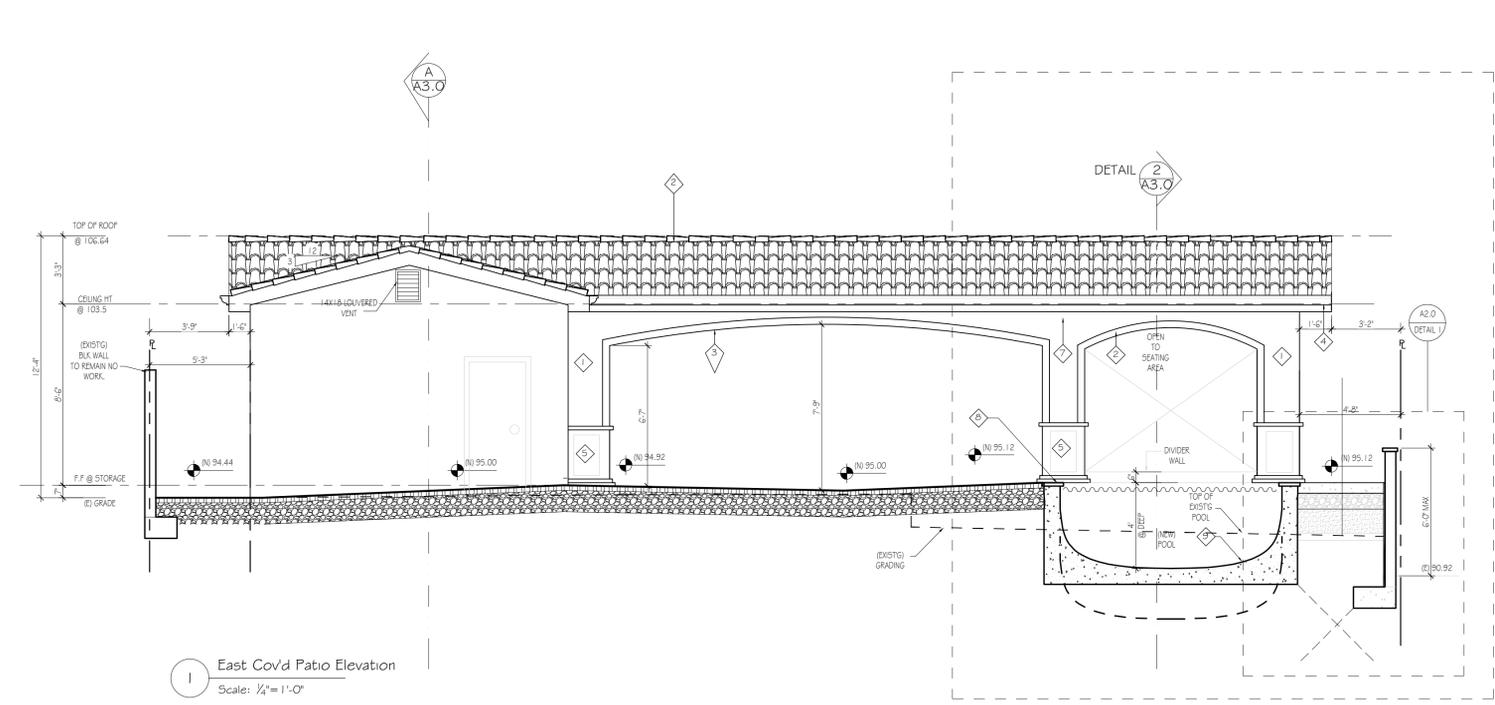
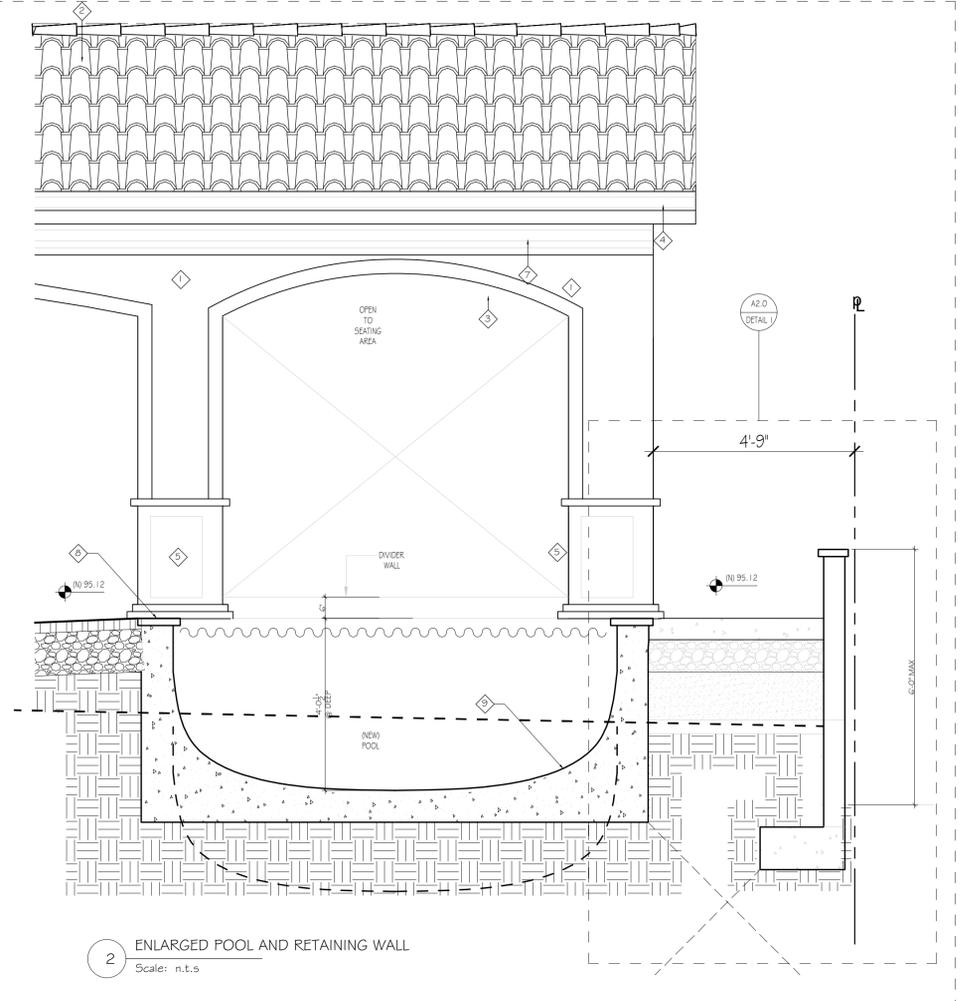
**DATE:** 9-01-19  
**SCALE:**  
**PJ. #** D-9143  
**SHEET NAME:**  
 BACKYARD PATIO ELEVATION

**APPROVED PERMIT SET**  
**CDD-BUILDING DIVISION**  
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Date: 11/02/21  
 Permit #: 0210434

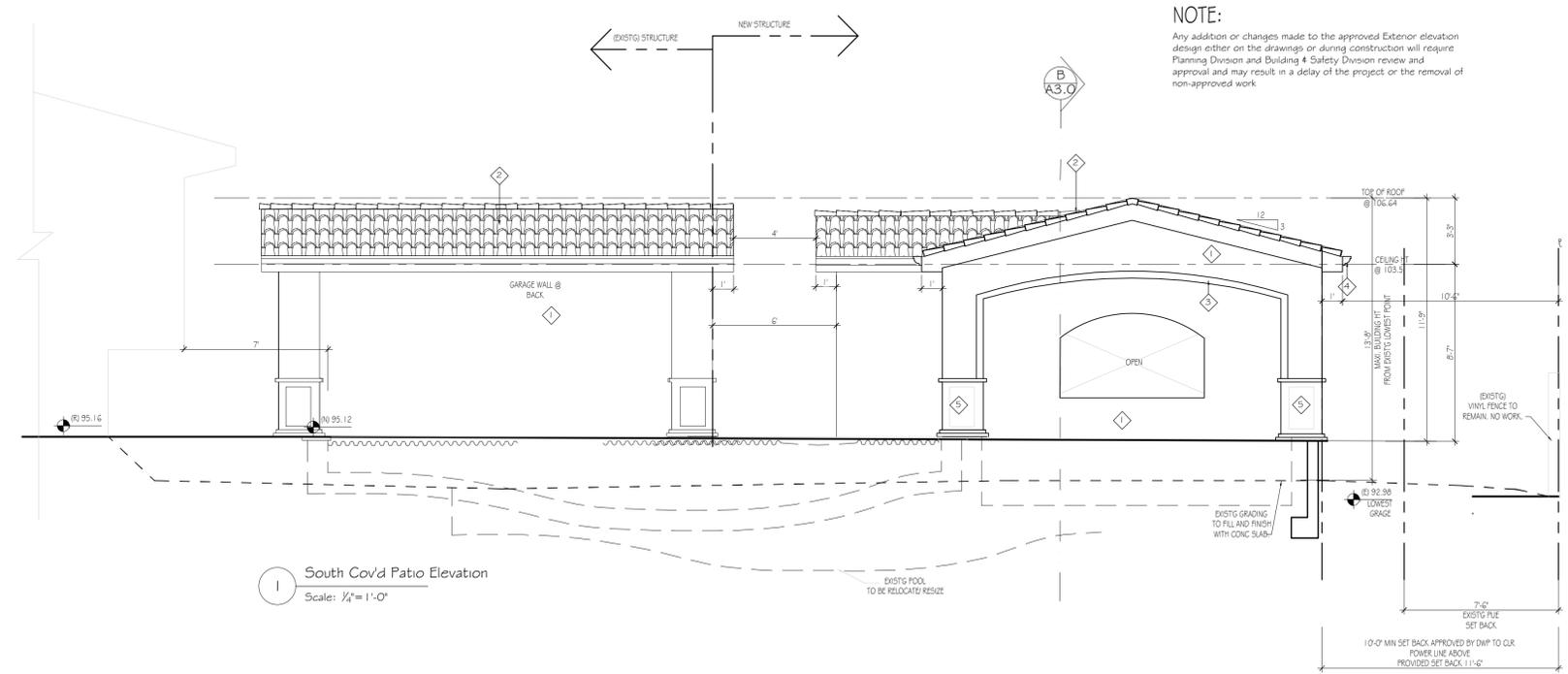
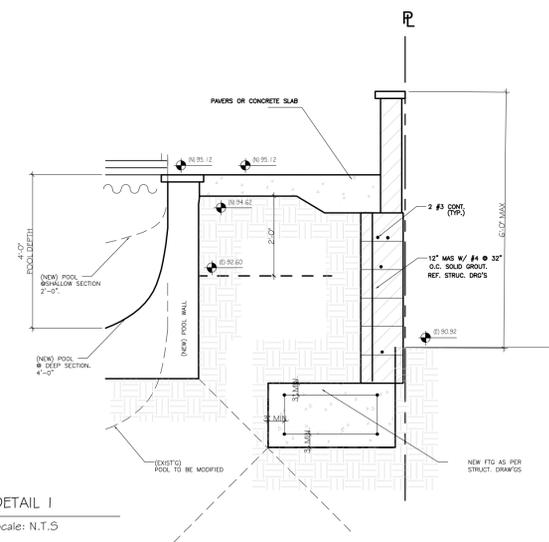
**SHEET #**  
 A 20

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**KEY NOTES :**

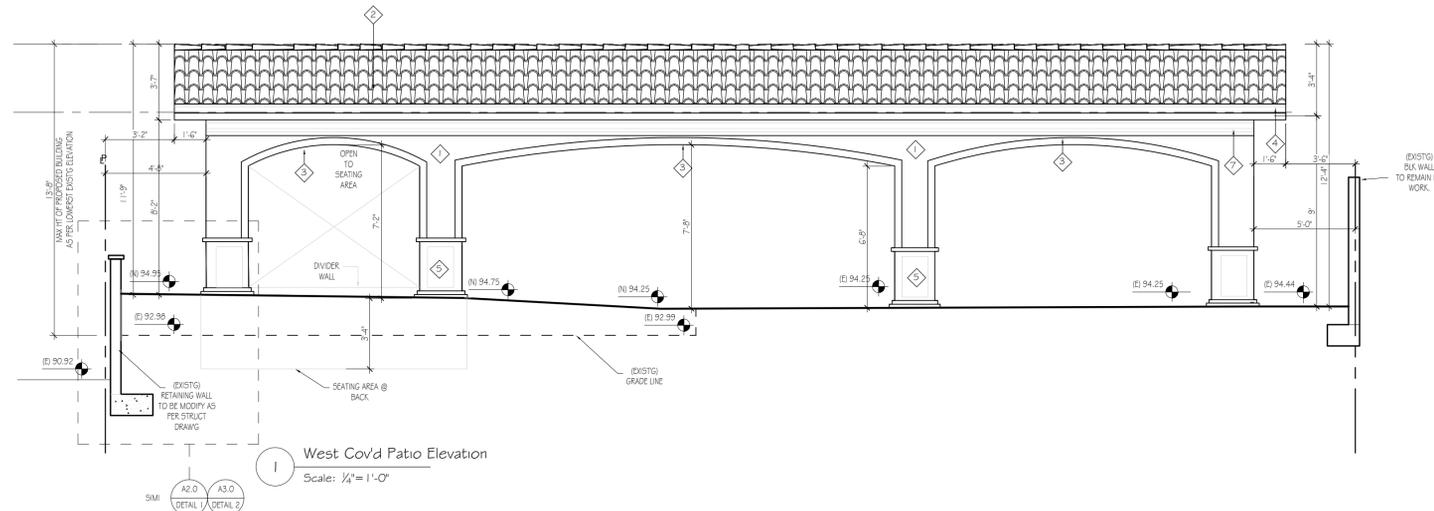
- 1- 1" THK STUCCO ON TOP OF 2 LAYER OF WATER PROOFING PAPER AND MTL LATH . COLOR TO BE DECIDED BY OWNER
- 2- ONE-PIECE CLAY MISSION TILES OVER 2- 40# ROOFING PAPER OVER PLYWOOD SHEATHING (CLASS "A" MIN.) TYPICAL FOR ALL SLOPED ROOFS PROVIDE 3:12 MIN SLOPE
- 3- DECO. FOAM MOLDING AROUND ARCH AND OPENINGS
- 4- MTL / GUTTER ( COLOR TO BE DECIDED BY OWNER
- 5- DECO. COL. COLOR ( AS PER STUCCO )
- 6- CONCRETE STEPS
- 7- DECO FOAM CORNIS
- 8- POOL COPING
- 9- NEW POOL ON TOP OF EXIST'G POOL



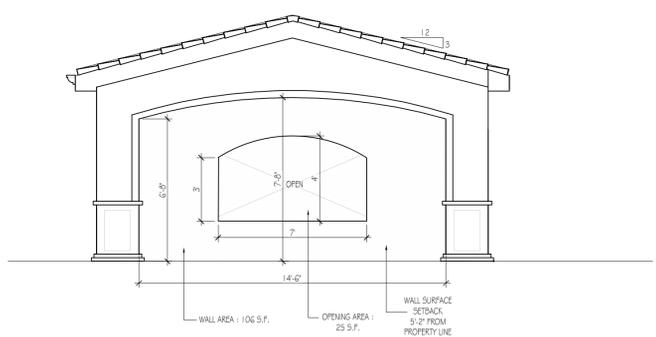
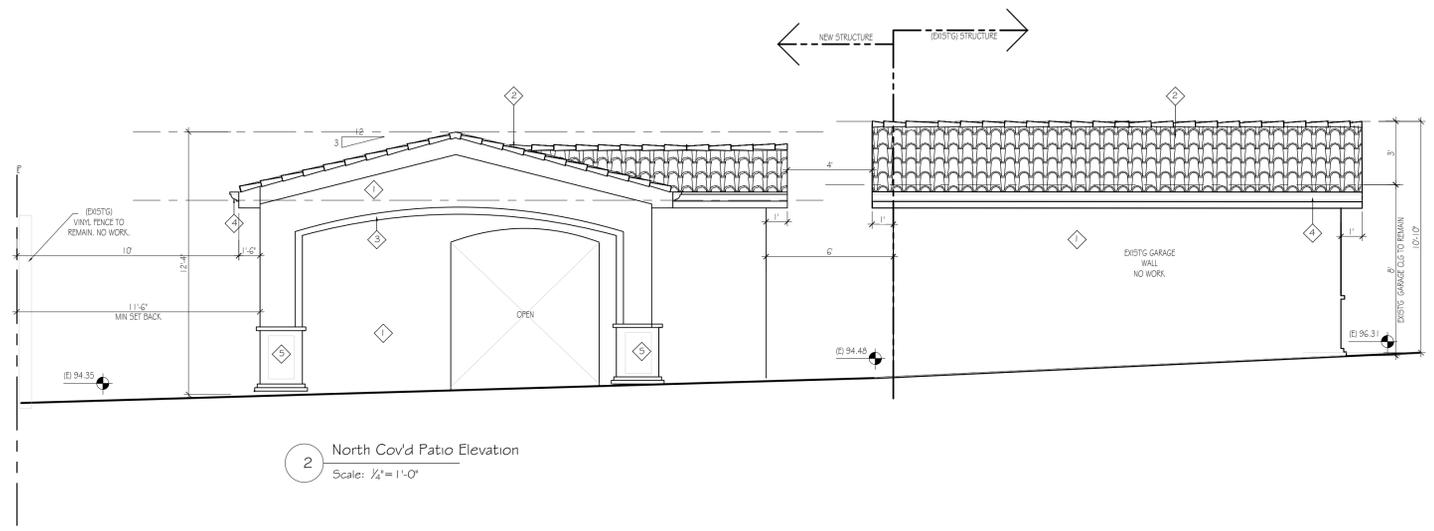
**NOTE:**  
 Any addition or changes made to the approved Exterior elevation design either on the drawings or during construction will require Planning Division and Building & Safety Division review and approval and may result in a delay of the project or the removal of non-approved work.

**KEY NOTES :**

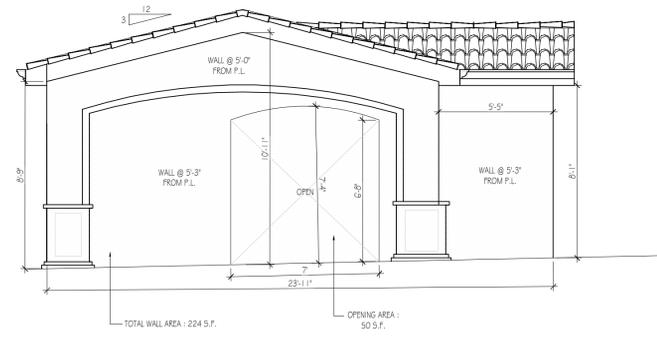
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- 6 - CONCRETE STEPS
- 7 - DECO FOAM CORNIS
- 8 - POOL COPING
- 9 - NEW POOL ON TOP OF EXISTG POOL



**NOTE:**  
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ALLOWABLE UNPROTECTED AREA: 25%  
 TOTAL PROPOSED UNPROTECTED AREA = 25 S.F. / 106 S.F. = 23.5% < 25%



ALLOWABLE UNPROTECTED AREA: 25%  
 TOTAL PROPOSED UNPROTECTED AREA = 50 S.F. / 224 S.F. = 22.3% < 25%

APPROVED PERMIT SET  
 CDD-BUILDING DIVISION  
 CITY OF BURBANK  
 IT IS UNLAWFUL TO ALTER THESE DOCUMENTS

Date: 11/02/21  
 Permit #: 0210404

This approval covers only the work included on the application for the permit and is not an approval of the violation of any provisions of the City Ordinances or State Law, or a waiver of any other required approvals.

REVISION

ALL CONSTRUCTION ARCHITECTURAL DOCUMENTS WAS PROVIDED BY (DTD CONSTRUCTION) ALL DIMENSION AND ORIENTATIONS WAS DEVELOPED WITH BEST OF VISUAL KNOWLEDGE @ JOB SITE. VERIFICATION IS REQUIRED AT THE JOB SITE AND ANY DISCREPANCY SHALL BE NOTIFIED ALL OTHER AGENCIES

**DESIGN & BUILD CONSULTANT**  
 DTD CONSTRUCTION  
 8900 Saticoy St  
 Burbank, CA 91504  
 Tel: (818) 738-0551  
 E-Mail: Dtdbuilders@gmail.com

**OWNER**  
 Edic-Khachikian

**PROJECT ADDRESS:**  
 840 E Verdugo  
 Burbank Ca, 91501

**ADDRESS**  
 840 E Verdugo  
 Burbank Ca, 91501

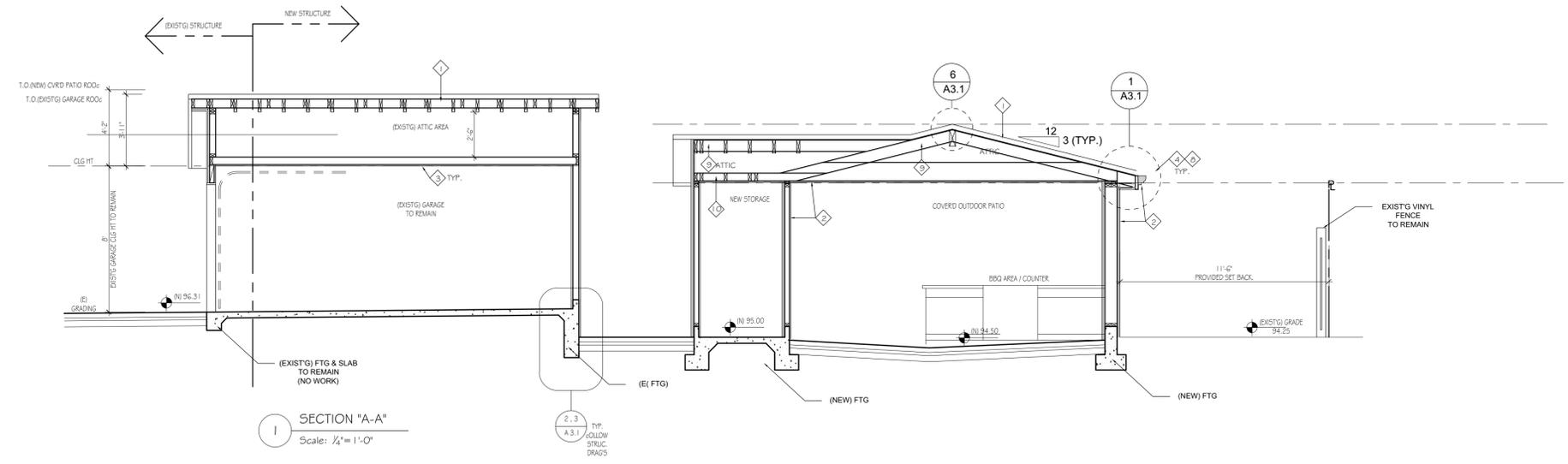
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**DATE:** 9-01-19  
**SCALE:**  
**PJ. #** D-9143  
**SHEET NAME:**  
 SECTION

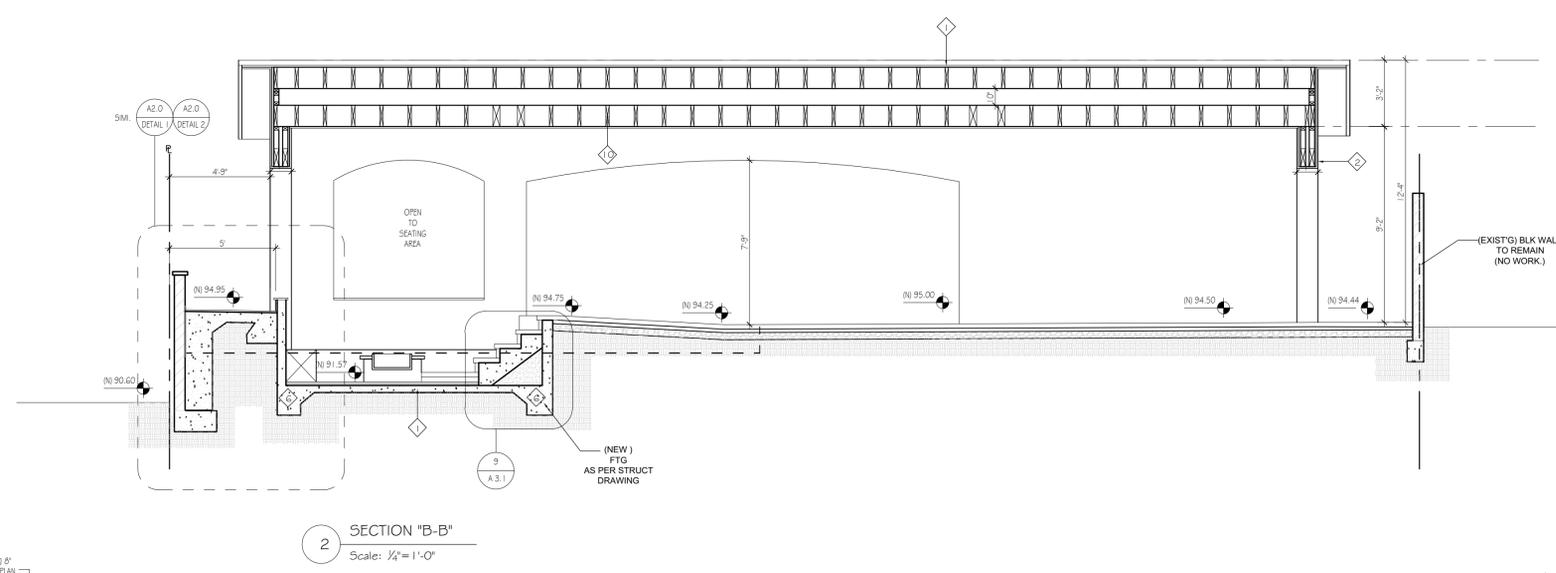
**SHEET #**  
 A3.0

**APPROVED PERMIT SET**  
**CDD-BUILDING DIVISION**  
**CITY OF BURBANK**  
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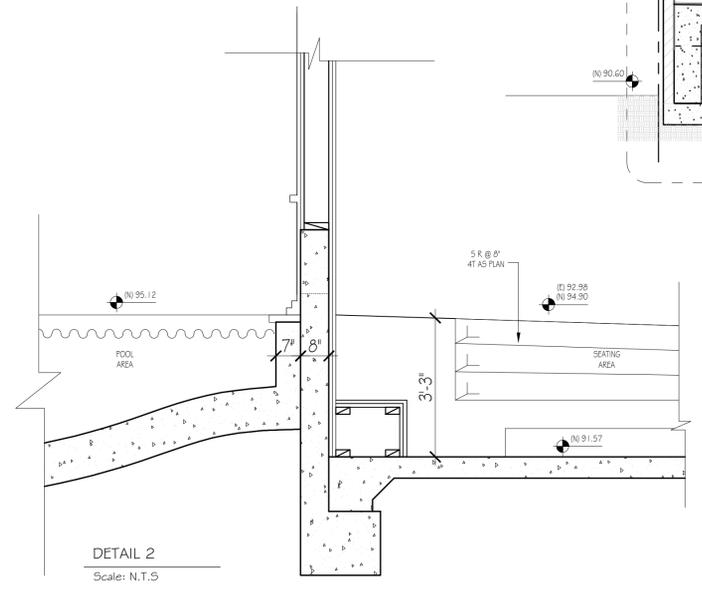
Date: 11/02/21  
 Permit #: 8210434



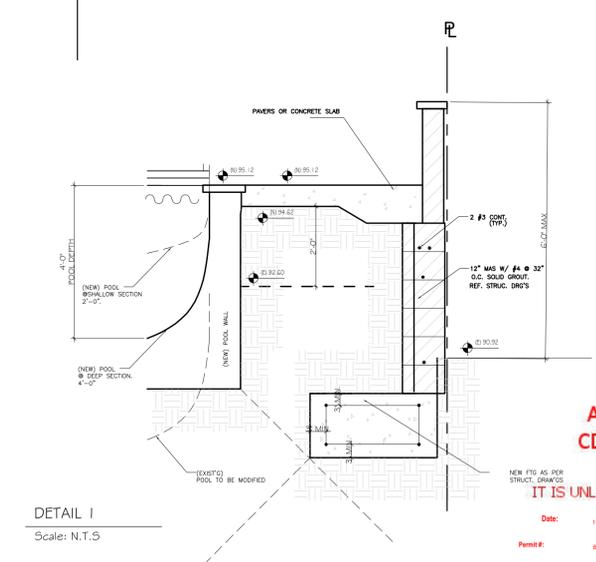
1 SECTION "A-A"  
 Scale: 1/4" = 1'-0"



2 SECTION "B-B"  
 Scale: 1/4" = 1'-0"



DETAIL 2  
 Scale: N.T.S



DETAIL 1  
 Scale: N.T.S

- MATERIAL KEY NOTE**
- ◇ ONE-PIECE CLAY MISSION TILES OVER 2-40# ROOFING PAPER OVER PLYWOOD SHEATHING (CLASS "A" MIN.) TYPICAL FOR ALL SLOPED ROOFS PROVIDE 4:12 MIN SLOPE
  - ◇ (N) 7/8" THK. STUCCO OVER 1/2" THK/ PLYWD. (AS PER STRUCTURE ENGINEER)
  - ◇ (N) 5/8" THK. TYPE "X" FIRE RATED GYPSUM BD.
  - ◇ (N) 5" MTL. SHT. GUTTER (OGEE PROFILE)
  - ◇ (N) 4" THK. CEMENT CONC. SLAB W/ 2" SAND ON MIN. 10 MILL VISGEEEN ON COMPACT NATURAL GRADE. PROVIDE RE-BAR AS PER STRUCT. L. ENGR. REINFORCEMENT/DOWELS AS PER STRUCT. DRAWING.
  - ◇ (N) CONCRETE FOOTING AS PER STRUCT. DWG.
  - ◇ (E) 2X FLOOR JOIST CONTRACTOR TO VERIFY IN FIELD AND TO PROVIDE R-23 BATT INSULATION AS REQUIRED
  - ◇ (N) 2X10" FASCIA BD. PRIMED AND PAINTED
  - ◇ (N) 2X RR AS PER STRUCT. DWG.
  - ◇ (N) 2X C.J. AS PER STRUCT. DWG.
  - ◇ 6" THK CONC. BLK WALL
  - ◇ 4 X RIDGE BEAM



REVISION

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8900 Saticoy St  
Burbank, CA 91504  
Tel (818) 738 0551  
E-Mail: Dtdbuilders@gmail.com

OWNER  
Edic Khachikian

PROJECT ADDRESS:  
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Burbank Ca, 91501

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DATE: 9-01-19  
SCALE:  
P.J. # D-9143

SHEET NAME:  
DETAILS

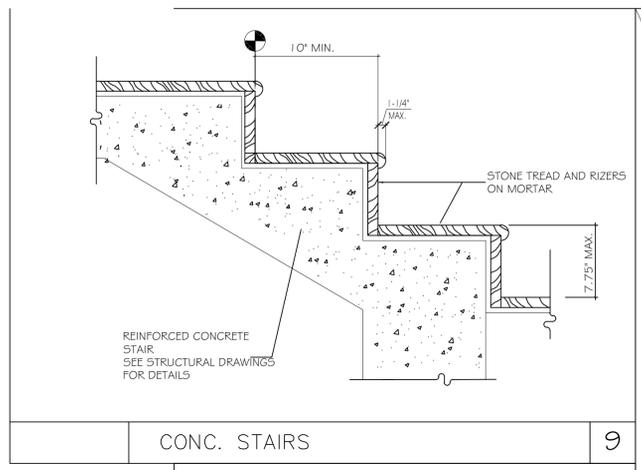
SHEET #

A 3 1

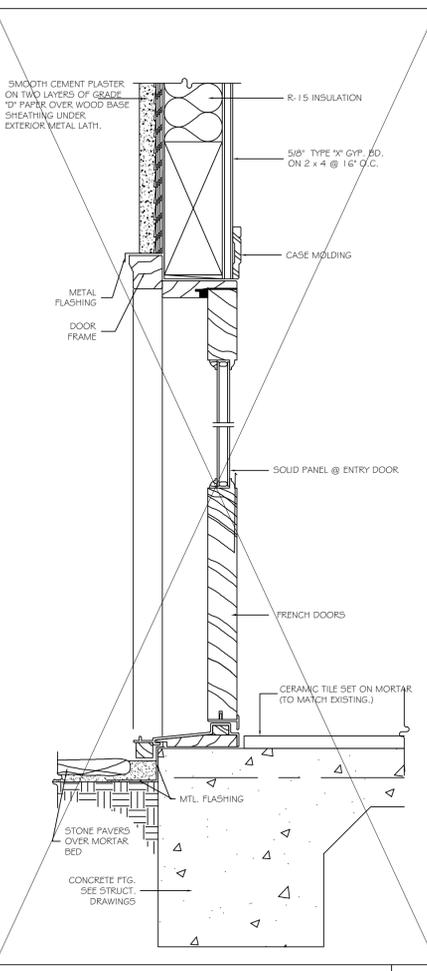
APPROVED PERMIT SET  
CDD-BUILDING DIVISION  
CITY OF BURBANK  
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Date: 11/02/21  
Permit #: 8210434

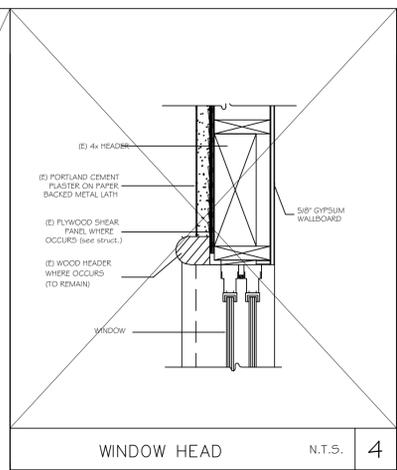
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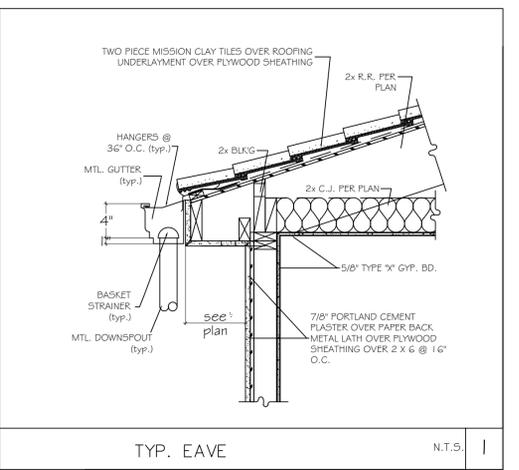
CONC. STAIRS 9



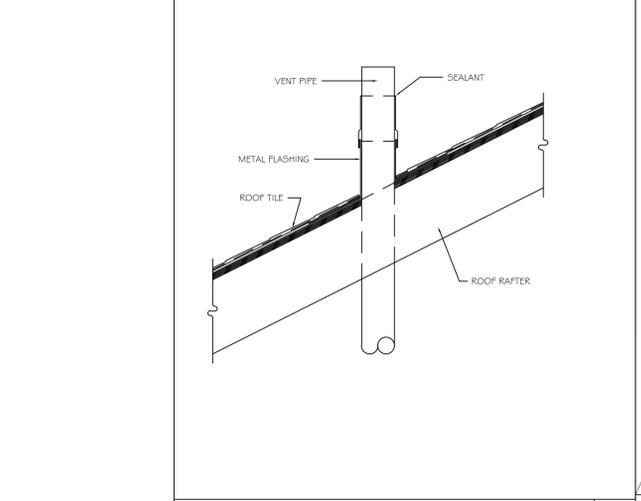
TYPICAL EXTERIOR DOOR SILL N.T.S. 7



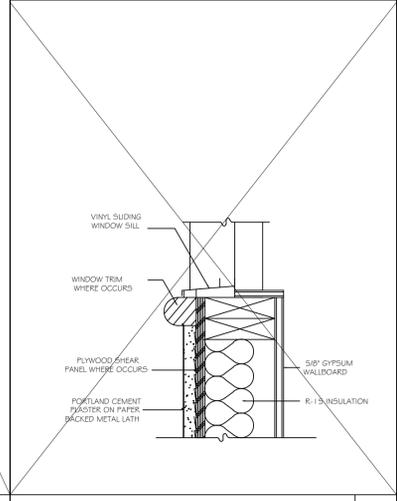
WINDOW HEAD N.T.S. 4



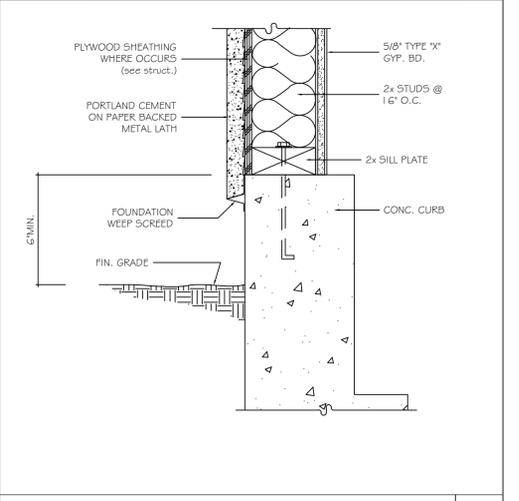
TYP. EAVE N.T.S. 1



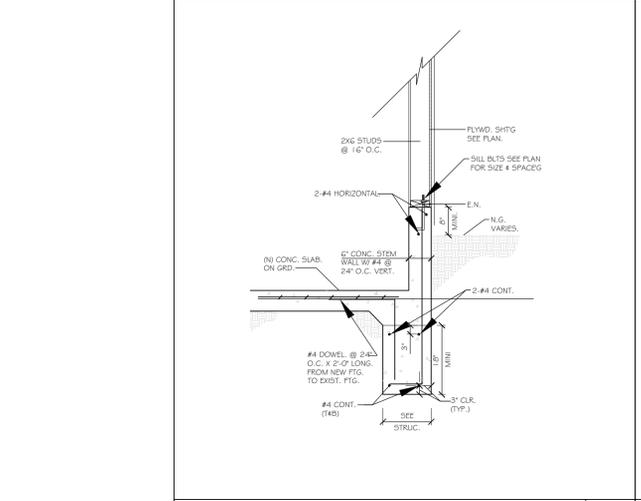
ROOF VENT PENETRATION N.T.S. 10



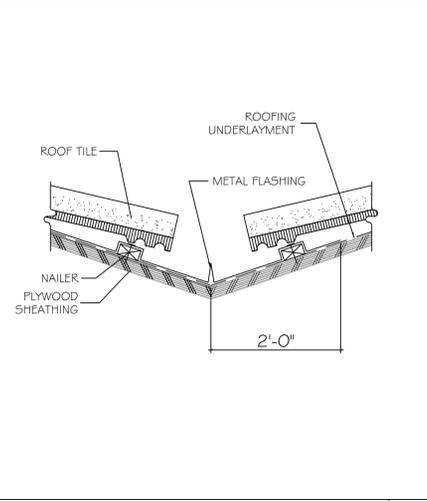
WINDOW SILL N.T.S. 5



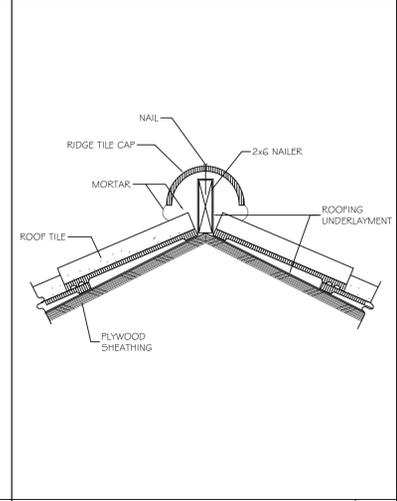
WEEP SCREED WITH CURB 2



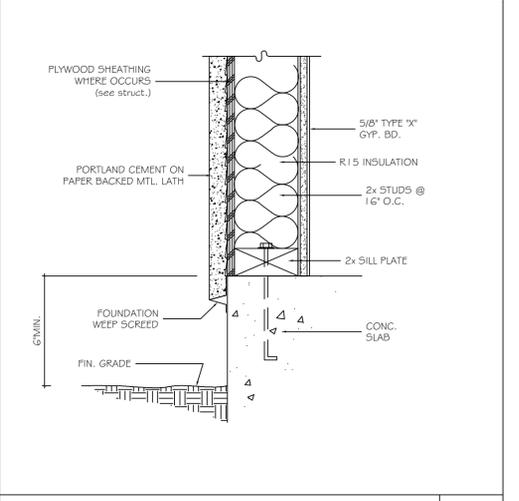
FOUNDATION DETAIL N.T.S. 11



VALLEY N.T.S. 8



ROOF RIDGE N.T.S. 6

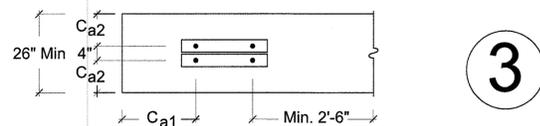


WEEP SCREED N.T.S. 3

### BACK TO BACK REINFORCED ANCHORAGE (BB-RA)

Model	Panel Width (in)	Anchorage <sup>1</sup>	Rod Dia (in)	Rod <sup>2,3</sup> Grade	le <sup>4</sup> (in)	Ca <sup>5</sup> (in)	Ca <sup>6</sup> (in)	Stirrups <sup>9</sup> (in)	Shear <sup>7</sup> Ties
HFX-9x	9	1-1/8-STD-BB-RA	1-1/8	STD	15	19-3/4	11	8 - # 4	# 3 (min) @ 3-3/4" OC
HFX-12x	12	1-1/8-STD-BB-RA 1-1/8-HS-BB-RA		STD HS	23			20-5/8	11
HFX-15x	15	1-1/8-STD-BB-RA 1-1/8-HS-BB-RA	STD HS	23		20-5/8	11		
HFX-18x	18	1-1/8-STD-BB-RA 1-1/8-HS-BB-RA	STD HS		23			20-5/8	11
HFX-21x	21	1-1/8-STD-BB-RA 1-1/8-HS-BB-RA	STD HS	23		20-5/8	11		
HFX-24x	24	1-1/8-STD-BB-RA 1-1/8-HS-BB-RA	STD HS		23			20-5/8	11

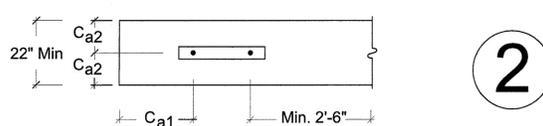
**BACK TO BACK REINFORCED ANCHORAGE NOMENCLATURE**  
 1-1/8 - STD - BB - RA  
 REINFORCED ANCHORAGE  
 "BACK TO BACK" INSTALLATION  
 ROD GRADE  
 ROD DIAMETER



### REINFORCED ANCHORAGE (RA)

Model	Panel Width (in)	Anchorage <sup>1</sup>	Rod Dia (in)	Rod <sup>2,3</sup> Grade	le <sup>4</sup> (in)	Ca <sup>5</sup> (in)	Ca <sup>6</sup> (in)	Stirrups <sup>9</sup> (in)	Shear <sup>7</sup> Ties
HFX-9x	9	1-1/8-STD-RA	1-1/8	STD	15	19-3/4	11	8 - # 4	# 3 (min) @ 3-3/4" OC
HFX-12x	12	1-1/8-STD-RA 1-1/8-HS-RA		STD HS				23	20-5/8
HFX-15x	15	1-1/8-STD-RA 1-1/8-HS-RA	STD HS	23	20-5/8	11	10 - # 4		
HFX-18x	18	1-1/8-STD-RA 1-1/8-HS-RA	STD HS				23	20-5/8	11
HFX-21x	21	1-1/8-STD-RA 1-1/8-HS-RA	STD HS	23	20-5/8	11			
HFX-24x	24	1-1/8-STD-RA 1-1/8-HS-RA	STD HS				23	20-5/8	11

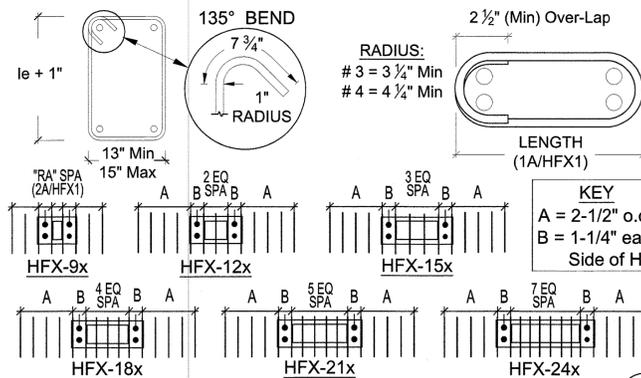
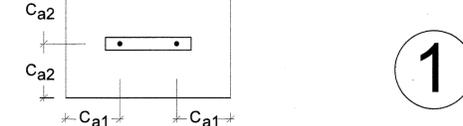
**REINFORCED ANCHORAGE NOMENCLATURE**  
 1-1/8 - STD - RA  
 REINFORCED ANCHORAGE  
 ROD GRADE  
 ROD DIAMETER



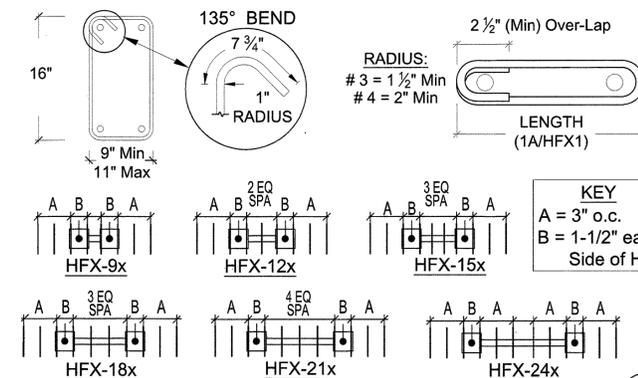
### UNREINFORCED ANCHORAGE (UA)

Model	Panel Height	Anchorage <sup>1</sup>	Rod Dia (in)	Rod <sup>2,3</sup> Grade	le <sup>4</sup> (in)	Ca <sup>5</sup> & Ca <sup>6</sup> (in)	Stirrups <sup>9</sup> (in)	Shear <sup>7,8</sup> Ties
HFX-9x	79.5" - 8'	1-1/8-STD-13-19	1-1/8	STD	13	19	1-# 3	1-# 3
HFX-12x	78" - 10'	1-1/8-HS-20-30		HS	20	30		
HFX-15x, 18x	78" - 13'	1-1/8-STD-14-20	STD	14	20	1-# 3	1-# 3	
HFX-15x, 18x Balloon	14' - 20'	1-1/8-HS-20-30	HS	20	30			
HFX-21x, 24x	78" - 13'	1-1/8-STD-14-20 1-1/8-HS-23-34	STD	14	20	23	34	2-# 3
HFX-21x, 24x Balloon	14' - 20'	1-1/8-HS-20-30	HS	20	30			

**UNREINFORCED ANCHORAGE NOMENCLATURE**  
 1-1/8 - STD - 14 - 20  
 END & EDGE DISTANCE (Ca<sup>1</sup> & Ca<sup>2</sup>)  
 EMBEDMENT DEPTH (le)  
 ROD GRADE  
 ROD DIAMETER



BB-RA SHEAR TIES & STIRRUPS



RA SHEAR TIES & STIRRUPS

**UNREINFORCED ANCHORAGE NOMENCLATURE**  
 1-1/8 - STD - 14 - 20  
 END & EDGE DISTANCE (Ca<sup>1</sup> & Ca<sup>2</sup>)  
 EMBEDMENT DEPTH (le)  
 ROD GRADE  
 ROD DIAMETER

Model	Length	End Distance	Edge Distance
HFX-9x	7-1/2"	2-3/8"	2-3/8"
HFX-12x	10-1/2"	6-1/4"	3-1/2"
HFX-15x	12"	7-3/8"	4-1/4"
HFX-18x	15"	8-3/8"	5"
HFX-21x	18"	9-3/8"	5-1/2"
HFX-24x	21"	10-3/8"	6"

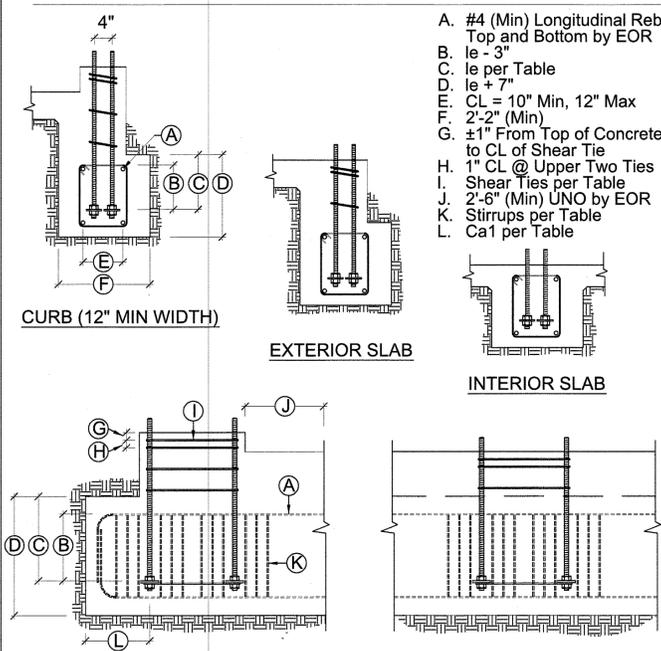
UA SHEAR TIES

UA SHEAR TIES

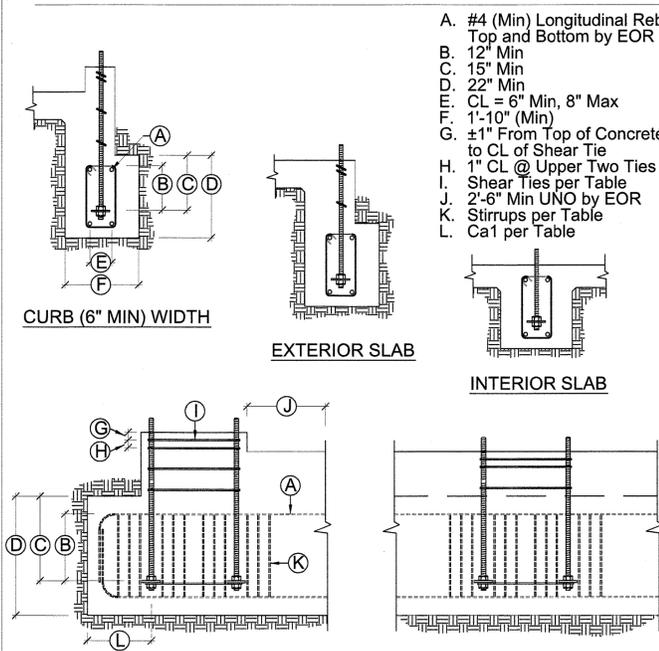
**HFX ANCHOR CENTERLINES**

Model	Width	(A)	(B)
HFX-9x	9"	1-3/4"	5-1/2"
HFX-12x	12"	2-5/8"	8-1/2"
HFX-15x	15"		9-3/4"
HFX-18x	18"	12-3/4"	
HFX-21x	21"	15-3/4"	
HFX-24x	24"	18-3/4"	

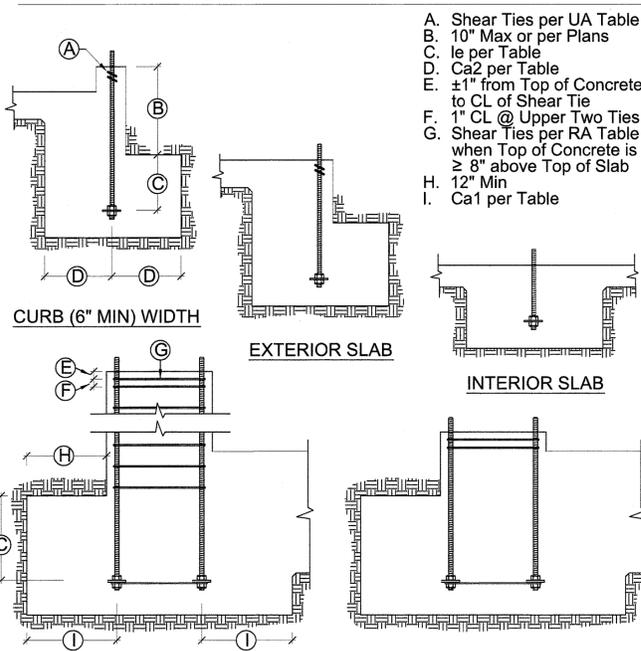
HFX ANCHOR CENTERLINES



BB-RA SECTIONS & ELEVATIONS



RA SECTIONS & ELEVATIONS



UA SECTIONS & ELEVATIONS

### IMPORTANT!

- ANCHORAGE IS DESIGNED FOR TENSION AND SHEAR TRANSFER ONLY, FOUNDATION DESIGN PER EOR.
- REINFORCEMENT SHOWN IS THE MINIMUM REQUIREMENT AND IS NOT INTENDED TO REPLACE REINFORCEMENT DESIGNED BY THE EOR.
- FOR RA AND BB-RA INSTALLATIONS, THE HFXBB BOLT BRACE MAY BE PLACED ON TOP OF THE STIRRUPS WITH DOUBLE-NUTS INSTALLED AT EMBED END OF STANDARD GRADE ANCHOR RODS. (NOTE: 1/2" x 3" x 3" MIN. HFPW PLATE WASHERS ARE REQUIRED TO BE DOUBLE-NUTTED AT EMBED END OF HIGH STRENGTH ANCHOR RODS.)
- HIGH STRENGTH ALL-THREAD RODS PROVIDED BY HARDY FRAMES ARE STAMPED ON BOTH ENDS.



DATE: 1-1-2018

APPROVED PERMIT SET  
 CDD-BUILDING DIVISION  
 CITY OF BURBANK

MiTek

DATE: 1-1-2018

APPROVED PERMIT SET  
 CDD-BUILDING DIVISION  
 CITY OF BURBANK

DATE: 1-1-2018

APPROVED PERMIT SET  
 CDD-BUILDING DIVISION  
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APPROVED PERMIT SET  
 CDD-BUILDING DIVISION  
 CITY OF BURBANK

DATE: 1-1-2018

APPROVED PERMIT SET  
 CDD-BUILDING DIVISION  
 CITY OF BURBANK

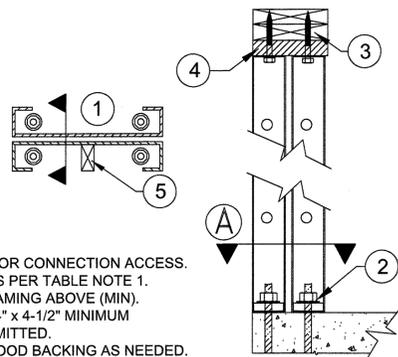
ANCHORAGE DETAILS - HFX PANELS  
 THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH HARDY FRAME PRODUCTS



**HARDY FRAME**  
 SHEAR WALL SYSTEM  
 1732 PALMA DRIVE, SUITE 200, VENTURA, CA 93003  
 TELEPHONE: 800 754-3030 / www.hardyframe.com

This approval covers only the work included on the application for the permit and is not an approval of the violation of any provisions of the City Ordinances or State Law, or a waiver of any other required approvals.

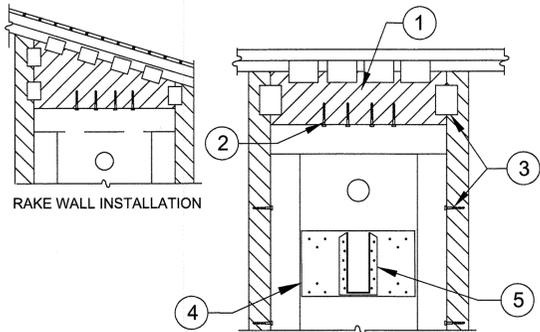
**SECTION A**



1. CAVITY ORIENTED FOR CONNECTION ACCESS.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. NOMINAL 8 INCH FRAMING ABOVE (MIN).
4. A 2x FILLER WITH 1/4" x 4-1/2" MINIMUM WS SCREWS IS PERMITTED.
5. FIELD INSTALLED WOOD BACKING AS NEEDED.

**BACK TO BACK INSTALLATION**

3

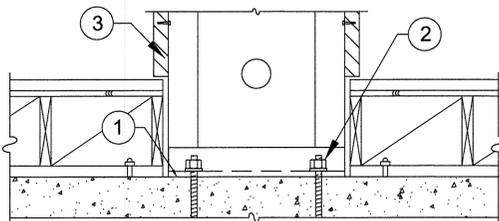


RAKE WALL INSTALLATION

1. WOOD FILLER WITH USP MP4F CONNECTORS BOTH SIDES, QUANTITY BY BUILDING DESIGN PROFESSIONAL.
2. 1/4" x 3" (MINIMUM) WS SCREWS, QUANTITY PER TABLES
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS INSTALLED THROUGH PRE-PUNCHED HOLES IN PANEL EDGES REQUIRED WHEN INSTALLING A FILLER GREATER THAN 1-1/2" ABOVE TO BRACE OUT-OF-PLANE HINGE OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.
4. PRE-DRILL 3/16" DIA. HOLES, EVENLY SPACED IN FACE OF PANEL NO LESS THAN 2-1/4" OC AND INSTALL 1/4" DIA. WOOD SCREWS INTO 2x (MIN.) WOOD "LEDGER" IN PANEL CAVITY.
5. CONNECTOR AND ATTACHMENT BY BUILDING DESIGN PROFESSIONAL.

**FILLER GREATER THAN 1-1/2 IN.**

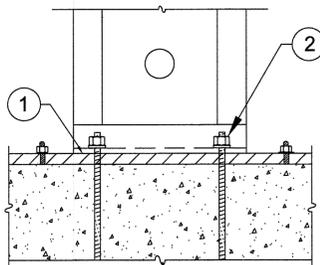
6



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS INSTALLED AT THE PANEL EDGES WHEN INSTALLING A FILLER GREATER THAN 1-1/2" ABOVE OR WHEN SPECIFIED BY DESIGN PROFESSIONAL.

**RAISED FLOOR HEAD-OUT**

8

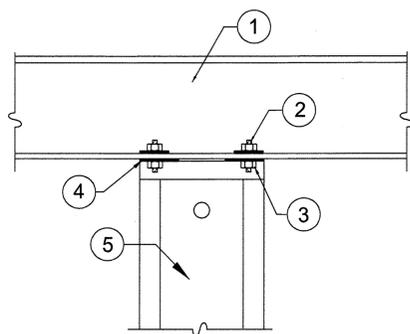


ALLOWABLE VALUES ON 2x PLATE ARE LESS THAN INSTALLATION ON CONCRETE

1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND TREATED PLATE.
2. NUTS AND WASHERS PER TABLE NOTE 1.

**INSTALLATION ON 2x PLATE**

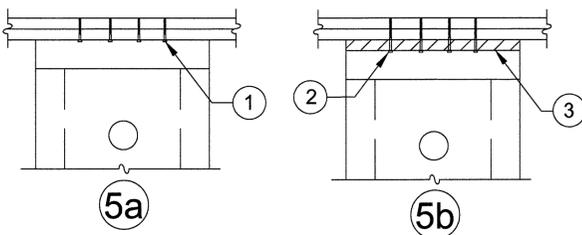
11



1. STEEL BEAM PER PLANS
2. ALL THREAD RODS THRU-BOLTED TO STEEL BEAM BY BUILDING DESIGN PROFESSIONAL.
3. NUTS AND WASHERS PER TABLE NOTE 1.
4. HARDY FRAME® STACKING WASHERS (HFSW) REQUIRED TO BE WELDED INSIDE TOP CHANNEL OF LOWER PANEL.
5. HARDY FRAME® "STK" PANEL WITH STACKING WASHERS WELDED INSIDE THE TOP CHANNEL BY MANUFACTURER.

**STEEL BEAM ABOVE THRU-BOLT**

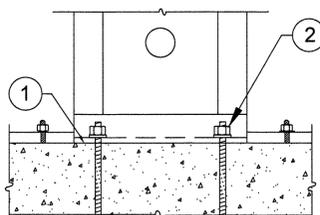
2



1. 1/4" x 3" (MINIMUM) WS SCREWS, QUANTITY PER TABLES
2. 1/4" x 4-1/2" (MINIMUM) WS SCREWS, QUANTITY PER TABLES
3. 2x WOOD FILLER.

**TOP PLATE CONNECTIONS**

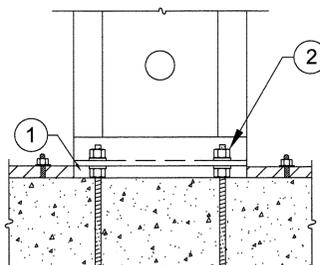
5



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. NUTS AND WASHERS PER TABLE NOTE 1.

**INSTALLATION ON CONCRETE**

7



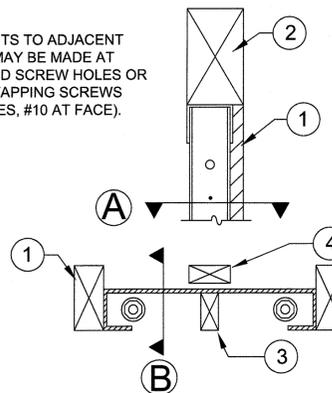
ALLOWABLE VALUES ON N&W ARE LESS THAN INSTALLATION ON CONCRETE

1. PLUS OR MINUS 1-1/2" GAP TO BE FILLED WITH 5,000 PSI NON-SHRINK GROUT (MINIMUM).
2. NUT AND WASHER GRADES PER TABLE NOTE 1.

**INSTALLATION ON NUTS & WASHERS**

10

NOTE:  
ATTACHMENTS TO ADJACENT TRIMMERS MAY BE MADE AT PREPUNCHED SCREW HOLES OR WITH SELF TAPPING SCREWS (#12 AT EDGES, #10 AT FACE).



**SECTION B**

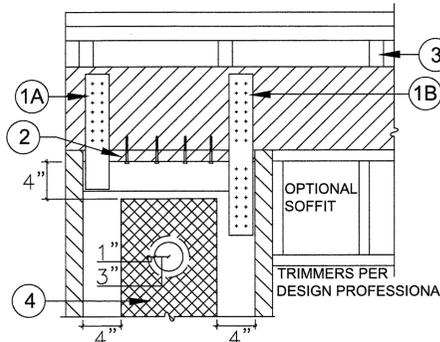
**SECTION A**

1. TRIMMERS PROVIDE FULL BEARING FOR HEADER ABOVE, DESIGN AND CONNECTIONS BY BUILDING DESIGN PROFESSIONAL.
2. 6x HEADER.
3. WOOD MEMBERS FOR BACKING MAY BE INSERTED VERTICALLY OR HORIZONTALLY IN THE PANEL CAVITY AS NEEDED.
4. WOOD MEMBER FLUSH TO FACE OF WALL FOR BACKING AS NEEDED.

**6x HEADER ABOVE-SECTIONS**

1

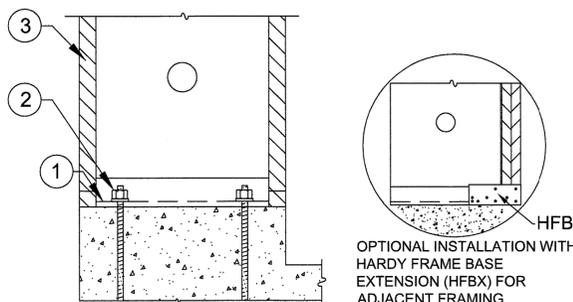
NOTE:  
TO PREVENT DRILLING ADDITIONAL HOLES ORIENT THE PANEL CAVITY TOWARD THE FIXTURE BEING INSTALLED.



1. (A) PRE-WELDED STRAPS ARE PROVIDED ON 78" AND 79-1/2" PANEL HEIGHTS. THEY ARE AVAILABLE FOR OTHER HEIGHTS UPON REQUEST. (B) FIELD INSTALLED STRAPS WITH SELF TAPPING SCREWS ARE PERMITTED. THE DESIGN AND CONNECTION IS BY THE DESIGN PROFESSIONAL.
2. A 2x WOOD FILLER WITH 1/4"x4-1/2" (MIN.) WS SCREWS IS PERMITTED.
3. WHEN CRIPPLE STUDS OCCUR, SHEAR TRANSFER DESIGN TO BE PER THE BUILDING DESIGN PROFESSIONAL.
4. A 1" DIA. HOLE MAY BE ADDED IN THE PANEL FACE WHEN IT IS LOCATED IN THE UPPER HALF OF THE PANEL HEIGHT AND IS 4" MINIMUM FROM ANY EDGE. FOR PANELS MORE THAN 12" WIDE, ADDITIONAL HOLES MUST BE OFFSET 1" MINIMUM FROM THE 3" DIA. PREPUNCHED HOLE. FOR HOLES LARGER THAN 1" DIAMETER OR TO ADD MORE THAN ONE HOLE CONTACT MITEK HARDY FRAME TECHNICAL SUPPORT AT (800) 754-3030.

**TOP CONNECTION TO HEADER**

4



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. NUTS AND WASHERS PER TABLE NOTE 1.
3. ADJACENT FRAMING OPTIONAL U.N.O. BY BUILDING DESIGN PROFESSIONAL.

**INSTALLATION ON CURB**

9

**HFX PANELS 78 IN. THROUGH NOMINAL 13 FEET**

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter <sup>1</sup> (in)	Top Screw Qty <sup>2</sup> (ea)	Screw Qty Available at Edges (ea) <sup>3</sup>
HFX-12,15,18,21 & 24x78	78	3-1/2	1-1/8	9" Width = 5	4
HFX-9x79.5	79-1/2			12" Width = 6	
HFX-12,15,18,21 & 24x8	92-1/4	3-1/2	1-1/8	15" Width = 8	5
HFX-9x8	93-3/4			18" Width = 10	
HFX-12,15,18,21 & 24x9	104-1/4	3-1/2	1-1/8	21" Width = 12	6
HFX-12,15,18,21 & 24x10	116-1/4			24" Width = 14	
HFX-15,18,21 & 24x11	128-1/4	3-1/2	1-1/8	24" Width = 14	8
HFX-15,18,21 & 24x12	140-1/4				
HFX-15,18,21 & 24x13	152-1/4				

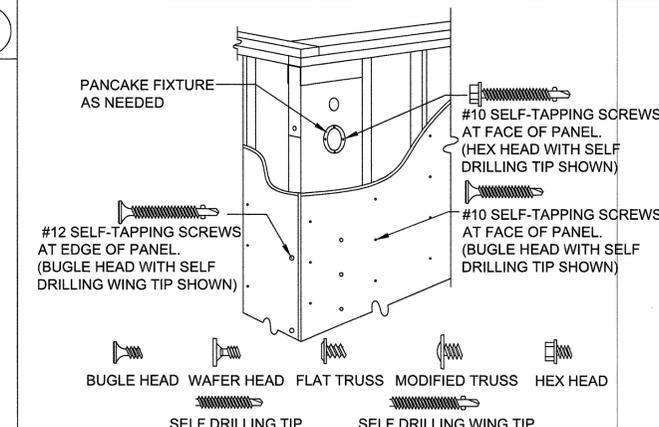
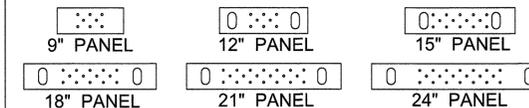
**BALLOON PANELS 14 FEET THROUGH 20 FEET**

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter <sup>1</sup> (in)	Top Screw Qty <sup>2</sup> (ea)	Screw Qty Available at Edges (ea) <sup>3</sup>
HFX-15,18,21 & 24x14	164-1/4	3-1/2	1-1/8	15" Width = 8	6
HFX-15,18,21 & 24x15	176-1/4			18" Width = 10	
HFX-15,18,21 & 24x16	188-1/4	3-1/2	1-1/8	21" Width = 12	7
HFX-15,18,21 & 24x17	200-1/4			24" Width = 14	
HFX-15,18,21 & 24x18	212-1/4	3-1/2	1-1/8	24" Width = 14	8
HFX-15,18,21 & 24x19	224-1/4				
HFX-15,18,21 & 24x20	236-1/4				

1. HOLD DOWN ANCHOR BOLTS CONNECT TO THE PANEL BASE WITH HARDENED ROUND WASHERS BELOW GRADE 8 NUTS. ALTERNATE WASHERS ARE (2 EA) ROUND-FLAT OR (2 EA) SAE WASHERS ON EACH BOLT. ALTERNATE NUTS ARE 2H HEAVY HEX.
2. 1/4" DIAMETER MITEK® PRO SERIES™ WS SCREWS. LENGTH IS 3" (MINIMUM) WHEN ATTACHED DIRECTLY TO THE COLLECTOR AND 4-1/2" (MINIMUM) WHEN INSTALLING A 2x FILLER ABOVE THE PANEL.
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS IS REQUIRED AT THE PANEL EDGES WHEN INSTALLING A FILLER ABOVE THE TOP CHANNEL THAT IS GREATER THAN 1-1/2" OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.

**INSTALLATION INSTRUCTIONS**

1. WHEN INSTALLING ON CONCRETE CONNECT WITH (1 EA) HARDENED ROUND WASHER BELOW (1 EA) GRADE 8 NUT, SECURE WITH A DEEP SOCKET (RECOMMENDED) UNTIL SNUG TIGHT. ALTERNATE WASHERS AND NUTS ARE PROVIDED IN TABLE NOTE 1.
2. INSTALLATION ON CONCRETE PROVIDES THE HIGHEST ALLOWABLE VALUES. CONFIRM WITH THE DESIGN PROFESSIONAL BEFORE INSTALLING ON OTHER SUPPORTING SURFACES.
3. USE 1/4"x4-1/2" MITEK® PRO SERIES™ WS SCREWS AT TOP CONNECTIONS WITH A 2x FILLER. IF THE TOP OF PANEL IS IN DIRECT CONTACT WITH THE COLLECTOR ABOVE (TOP PLATES, HEADER, BEAM, ETC.) USE 1/4" x 3" (MINIMUM)
4. FOR INSTALLATIONS WITH A FILLER GREATER THAN 1-1/2" ABOVE, OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL, ADJACENT KING POSTS TO BRACE THE OUT-OF-PLANE HINGE CAN BE CONNECTED WITH 1/4" DIA. SCREWS THROUGH PRE-PUNCHED HOLES AT THE PANEL EDGES.



- NOTES:
- SURFACE FINISHES, CONNECTORS AND FIXTURES ARE ATTACHED TO THE PANEL FACE WITH # 10 SELF-TAPPING SCREWS SPACED NO LESS THAN 2-1/4" OC.
  - ATTACHMENTS TO THE PANEL EDGES ARE MADE WITH # 12 SELF-TAPPING SCREWS.
  - STRUCTURAL CONNECTIONS ARE TO BE DESIGNED BY THE DESIGN PROFESSIONAL.
  - STRUCTURAL HARDWARE USED TO TRANSFER LOADS SHOULD NOT EXCEED MANUFACTURER'S GAUGE.

REVISIONS

DATE

**FRAMING DETAILS - HFX PANELS**

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH MITEK® HARDY FRAME® PRODUCTS



**HARDY FRAME**  
SHEAR WALL SYSTEM  
1732 PALMA DRIVE, SUITE 200, VENTURA, CA 93003  
TELEPHONE: 800 754-3030 / www.hardyframe.com

**Mitek**

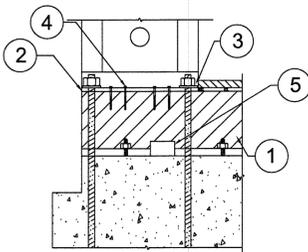
DATE:  
1-1-2018

APPROVED PERMIT SET  
CITY OF BURBANK  
IT IS UNLAWFUL TO ALTER THESE DOCUMENTS

This approval covers only the work included on the application for the permit and is not an approval of the violation of any provisions of the City Ordinances or State Law, or a waiver of any other required approvals.

**NOTES:**

- A. INSTALLATION WITHOUT **HARDY FRAME**® BEARING PLATE (HFXPB) MAY INCREASE DEFLECTION AND RESULT IN A DECREASE OF ALLOWABLE SHEAR VALUE. BUILDING DESIGN PROFESSIONAL MUST ANALYZE EFFECTS
- B. COUPLERS MAY BE USED WHEN THREADED ROD IS SUBJECT TO TENSION LOADS ONLY.

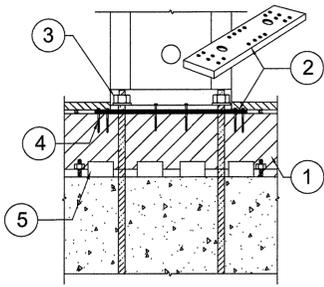


- 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- NUTS AND WASHERS PER TABLE NOTE 1.
- 1/4" x 4-1/2" (MINIMUM) WS SCREWS THROUGH BOTTOM OF PANEL MINIMUM QUANTITY PER TABLE.
- USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

**RAISED-OS CORNER 4**

**NOTE:**

COUPLERS MAY BE USED WHEN THREADED ROD IS SUBJECT TO TENSION LOADS ONLY.

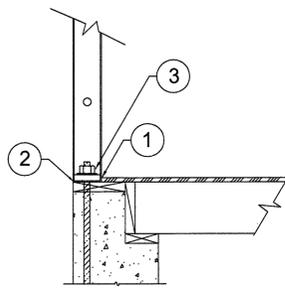


- 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- NUTS AND WASHERS PER TABLE NOTE 1.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

**RAISED BEARING PLATE 3**

**NOTES:**

- A. CHECK WALL HEIGHT, **HARDY FRAME**® BEARING PLATES BELOW THE PANEL BASE OR CUSTOM HEIGHT PANELS ARE AVAILABLE TO AVOID FILLERS GREATER THAN 1-1/2".
- B. FOR MAXIMUM ALLOWABLE VALUES INSTALL PANEL ON CONCRETE

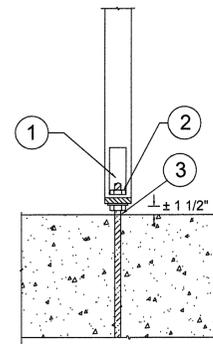


- FLOOR SHEATHING NOTCHED, INSTALL PANEL ON WOOD PLATE.
- 15# FELT OR EQUIVALENT RECOMMENDED BETWEEN PANEL BASE AND TREATED MUDDSILL.
- NUTS AND WASHERS PER TABLE NOTE 1.

**RAISED STEM WALL 2**

**NOTES:**

- A. CHECK WALL HEIGHT, **HARDY FRAME**® BEARING PLATES BELOW THE PANEL BASE OR CUSTOM HEIGHT PANELS ARE AVAILABLE TO AVOID FILLERS GREATER THAN 1-1/2".
- B. FOR MAXIMUM ALLOWABLE VALUES INSTALL PANEL ON CONCRETE



- ACCESS HOLE LOCATED AT EDGE OF POST.
- NUTS AND WASHERS PER TABLE NOTE 1.
- PLUS OR MINUS 1-1/2" GAP TO BE FILLED WITH 5,000 PSI STRENGTH NON-SHRINK GROUT (MIN).

**POST ON N&W 1**

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter <sup>1</sup> (in)	Screw Quantity		Screw Qty <sup>4</sup> Available at Edges (ea)
				Panel	Top <sup>2</sup> (ea)	
HFX-12,15,18,21 & 24x8	92-1/4	3-1/2	1-1/8	12" Width	6	4
HFX-12,15,18,21 & 24x9	104-1/4			15" Width	8	
HFX-12,15,18,21 & 24x10	116-1/4			18" Width	10	
HFX-15,18,21 & 24x11	128-1/4	3-1/2	1-1/8	21" Width	12	5
HFX-15,18,21 & 24x12	140-1/4			24" Width	14	
HFX-15,18,21 & 24x13	152-1/4					6

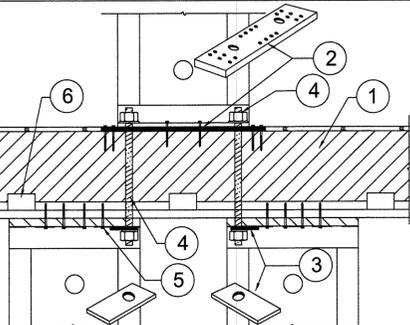
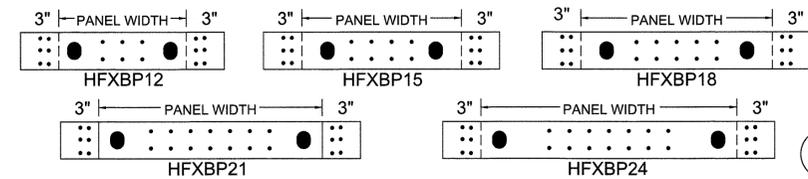
**NOTE:** **HARDY FRAME**® STACKING WASHERS (HFSW) ARE REQUIRED IN THE TOP OF PANELS WHEN CONNECTING TO TENSION ANCHORS FROM ABOVE. **HARDY FRAME**® "STK PANELS" INCLUDE HFSW WASHERS PRE-WELDED IN THE TOP CHANNEL.

- HOLD DOWN TENSION ANCHORS SPECIFIED AS STANDARD GRADE (STD) MUST COMPLY WITH ASTM F1554 GRADE 36 (OR EQUAL). HOLD DOWN TENSION ANCHORS SPECIFIED AS HIGH STRENGTH (HS) MUST COMPLY WITH ASTM A 193 GRADE B7 (OR EQUAL). TENSION ANCHORS (BOTH GRADES) CONNECT TO THE UPPER AND LOWER PANELS WITH HARDENED ROUND WASHERS AND GRADE 8 NUTS. A **HARDY FRAME**® HFSW STACKING WASHER IS REQUIRED IN THE TOP CHANNEL OF THE LOWER PANEL (AVAILABLE PRE-WELDED IN A **HARDY FRAME**® "STK" PANEL). ALTERNATE WASHERS ARE (2 EA) ROUND-FLAT OR (2 EA) SAE WASHERS AT EACH ANCHOR CONNECTION. ALTERNATE NUTS ARE 2H HEAVY HEX.
- 1/4" DIAMETER MITEK® PRO SERIES™ WS SCREWS. LENGTH IS 3" (MINIMUM) WHEN ATTACHING DIRECTLY TO THE COLLECTOR AND 4-1/2" (MINIMUM) WHEN INSTALLING A 2x FILLER ABOVE THE PANEL.
- 1/4" DIAMETER MITEK® PRO SERIES™ WS SCREWS. LENGTH IS 4-1/2" (MINIMUM) AT CONNECTIONS TO FLOOR SYSTEMS AND BEAMS BELOW.
- 1/4" DIAMETER SCREWS ARE REQUIRED AT THE EDGES WHEN INSTALLING A FILLER GREATER THAN 1-1/2" INCH ABOVE OR WHEN SPECIFIED BY THE DESIGN PROFESSIONAL.

**INSTALLATION ON FLOOR SYSTEMS WITH **HARDY FRAME**® BEARING PLATE (HFXPB)**

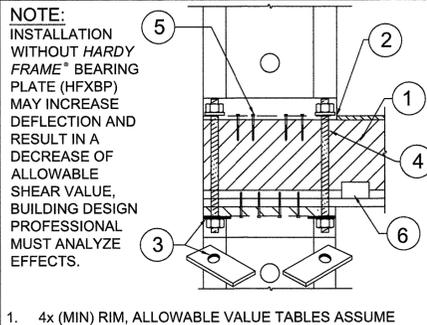
- WITH HOLES PRE-DRILLED FOR 1-1/8" DIA. TENSION ANCHORS, INSTALL A SOLID 4x (MINIMUM) RIM IN FLOOR SYSTEM AT PANEL LOCATION. ALLOWABLE VALUE TABLES ASSUME THE RIM IS ENGINEERED WOOD PRODUCT (EWP).
- NOTCH FLOOR SHEATHING THEN INSTALL HFXPB ON RIM WITH 6 EACH 1/4"x4-1/2" (MIN) "WS" SCREWS AT EACH END.
- PLACE PANEL ON HFXPB.
- WHEN STACKING PANELS, INSTALL "HFSW" STACKING WASHERS IN THE TOP CHANNEL OF THE LOWER PANEL. CONNECT LOWER TO UPPER PANELS WITH TENSION ANCHORS (GRADE PER PLANS) AND SECURE AT BOTH ENDS WITH HARDENED ROUND WASHERS AND GRADE 8 NUTS TO BE SNUG TIGHT. **HARDY FRAME**® "STK" PANELS THAT INCLUDE "HFSW" STACKING WASHERS PRE-WELDED IN THE TOP CHANNEL ARE AVAILABLE.
- WHEN MORE THAN 12 SCREWS ARE REQUIRED FOR THE BOTTOM CONNECTION OR JOINTS IN FRAMING MEMBERS OCCUR AT SCREW LOCATIONS, INSTALL ADDITIONAL 1/4"x4-1/2" WS SCREWS THROUGH THE BASE OF PANEL WHERE THEY ALIGN WITH HOLES IN THE HFXPB.
- FOR STANDARD WALL HEIGHTS, INSTALL A 2x FILLER ABOVE PANEL (DTL 5/HFX2). FOR FILLERS GREATER THAN 1-1/2" IN. SEE DETAIL 6/HFX2.

**NOTE:** INSTALLATIONS MAY VARY WITH JOB SPECIFIC CONDITIONS AND/OR SPECIFICATIONS BY THE BUILDING DESIGN PROFESSIONAL.



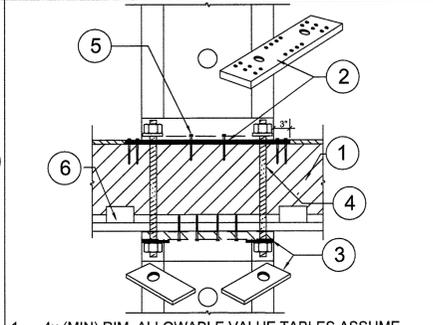
- 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- HARDY FRAME**® STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
- 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN **HARDY FRAME**® HFTC KIT.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

**PYRAMID STACK 8**



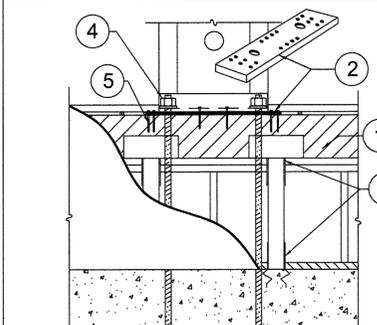
- 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- HARDY FRAME**® STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
- 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN **HARDY FRAME**® HFTC KIT.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

**STACK @ OS CORNER 7**



- 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- HARDY FRAME**® STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
- 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN **HARDY FRAME**® HFTC KIT.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

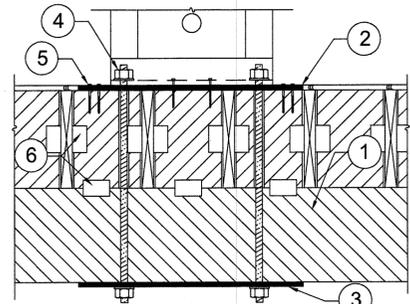
**STRAIGHT STACK 6**



- 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- USP POST CAP AND POST BASE BY THE BUILDING DESIGN PROFESSIONAL.
- NUTS AND WASHERS PER TABLE NOTE 1.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.

**CRIPPLE WALL 5**

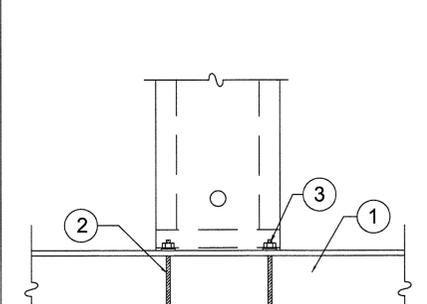
LOAD PATH FROM BEAM TO FOUNDATION AND CHECK THAT PANEL DRIFT IS WITHIN CODE LIMIT BY BUILDING DESIGN PROFESSIONAL.



- DROP BEAM WITH FLOOR JOIST ABOVE PER PLAN.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- HARDY FRAME**® BEARING PLATE (HFXPB) OR BEARING PLATE WASHER AT UNDERSIDE OF BEAM SIZED PER BUILDING DESIGN PROFESSIONAL TO LIMIT CRUSHING FROM TENSION ANCHOR FORCES.
- NUTS AND WASHERS PER TABLE NOTE 1.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP CONNECTORS BY DESIGN PROFESSIONAL.

**DROP BM - FL SYSTEM 14**

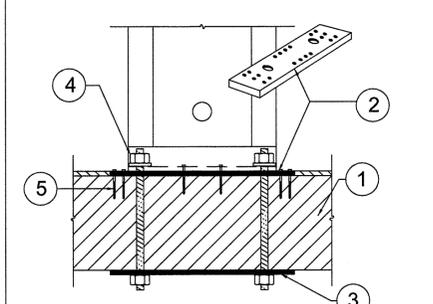
LOAD PATH FROM BEAM TO FOUNDATION AND CHECK THAT PANEL DRIFT IS WITHIN CODE LIMIT BY BUILDING DESIGN PROFESSIONAL.



- STEEL BEAM PER PLANS
- HOLD DOWN ALL THREAD RODS THRU-BOLTED TO BOTTOM FLANGE OF STEEL BEAM BY BUILDING DESIGN PROFESSIONAL.
- NUTS AND WASHERS AT PANEL BASE PER TABLE NOTE 1

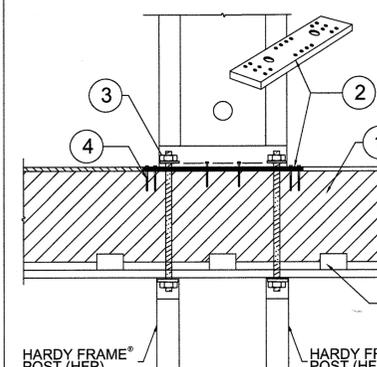
**STEEL BM THRU-BOLT 13**

LOAD PATH FROM BEAM TO FOUNDATION AND CHECK THAT PANEL DRIFT IS WITHIN CODE LIMIT BY BUILDING DESIGN PROFESSIONAL.



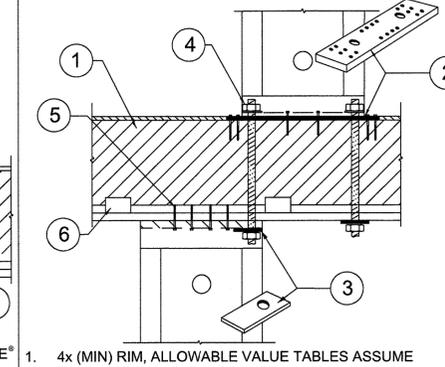
- WOOD BEAM PER PLAN.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- HARDY FRAME**® BEARING PLATE (HFXPB) OR BEARING PLATE WASHER AT UNDERSIDE OF BEAM SIZED PER BUILDING DESIGN PROFESSIONAL TO LIMIT CRUSHING FROM TENSION ANCHOR FORCES.
- 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN **HARDY FRAME**® HFTC KIT.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.

**WOOD BM THRU-BOLT 12**



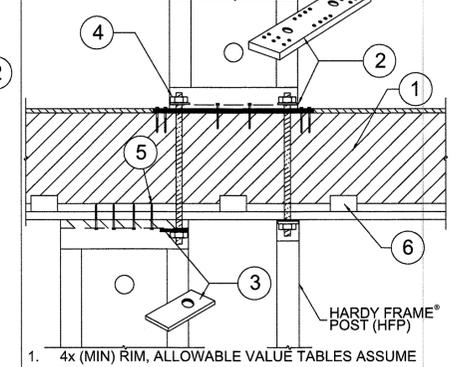
- 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN **HARDY FRAME**® HFTC KIT.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

**HFP POSTS BELOW 11**



- 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- HARDY FRAME**® STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
- 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN **HARDY FRAME**® HFTC KIT.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

**STAGGERED THRU-BOLT 10**



- 4x (MIN) RIM, ALLOWABLE VALUE TABLES ASSUME ENGINEERED WOOD PRODUCT.
- NOTCH FLOOR SHEATHING THEN INSTALL **HARDY FRAME**® BEARING PLATE (HFXPB) AND PANEL PER INSTALLATION NOTES 3-6, DETAIL B/HFX3.
- HARDY FRAME**® STACKING WASHER (HFSW) AT TOP OF PANEL REQUIRED WHEN CONNECTING TO TENSION ANCHOR FROM ABOVE.
- 1-1/8" DIA. HOLD DOWN, HFSW AND N&W PER TABLE NOTE 1 ARE PROVIDED IN **HARDY FRAME**® HFTC KIT.
- 1/4" x 4-1/2" (MIN) WS SCREWS, QUANTITY PER TABLE.
- USP MP4F CONNECTORS, QUANTITY BY BUILDING DESIGN PROFESSIONAL.

**STAGGERED-HFP POST 9**

REVISIONS DATE

**FLOOR SYSTEM DETAILS - HFX PANELS**



**HARDY FRAME** SHEAR WALL SYSTEM  
1732 PALMA DRIVE, SUITE 200, VENTURA, CA 93008  
TELEPHONE: 800 754-3030 / www.hardyframe.com

**Mitek**

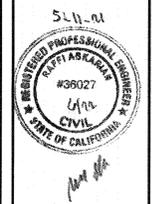
DATE: 1-1-2018

APPROVED PERMIT SET  
CDD-BUILDING DIVISION  
CITY OF BUREAK  
THIS IS A PERMIT TO CONSTRUCTION. THESE DOCUMENTS

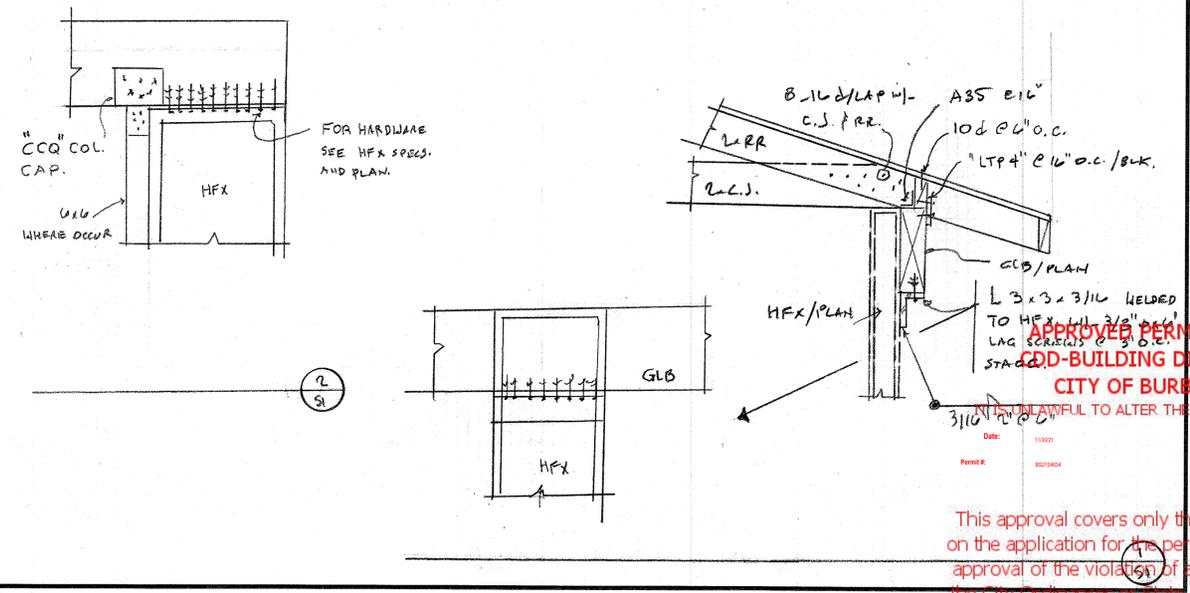
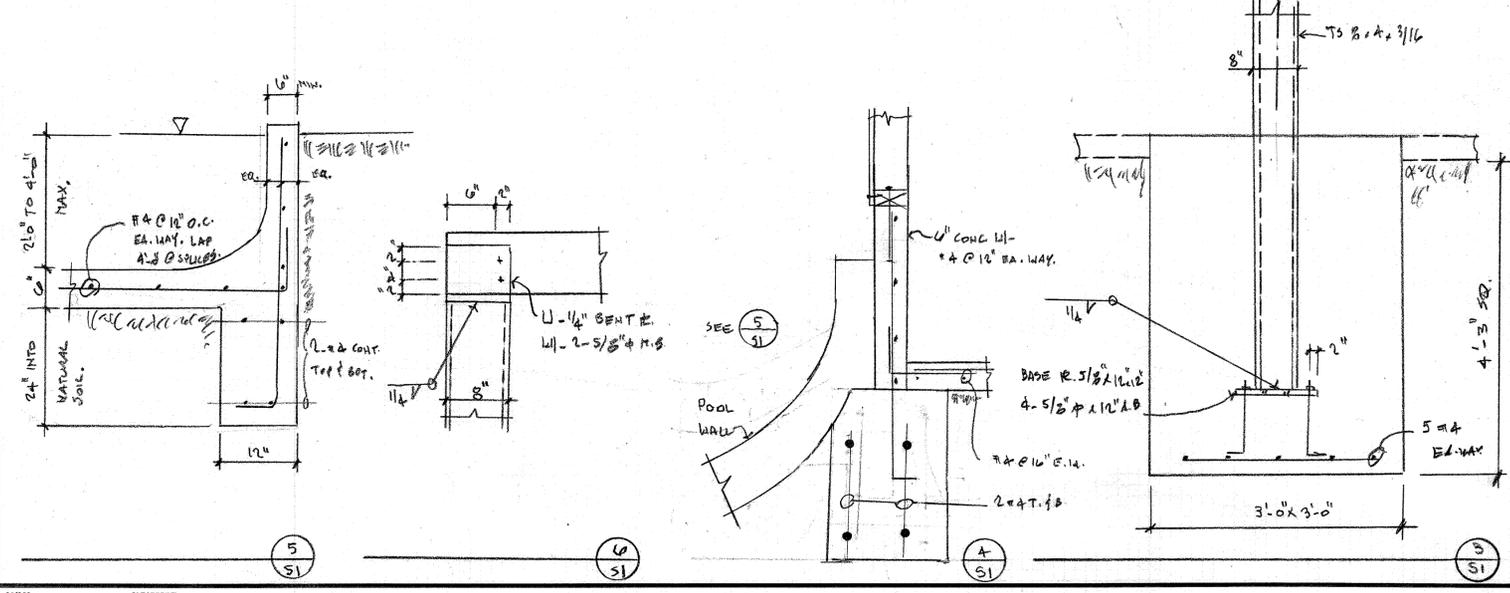
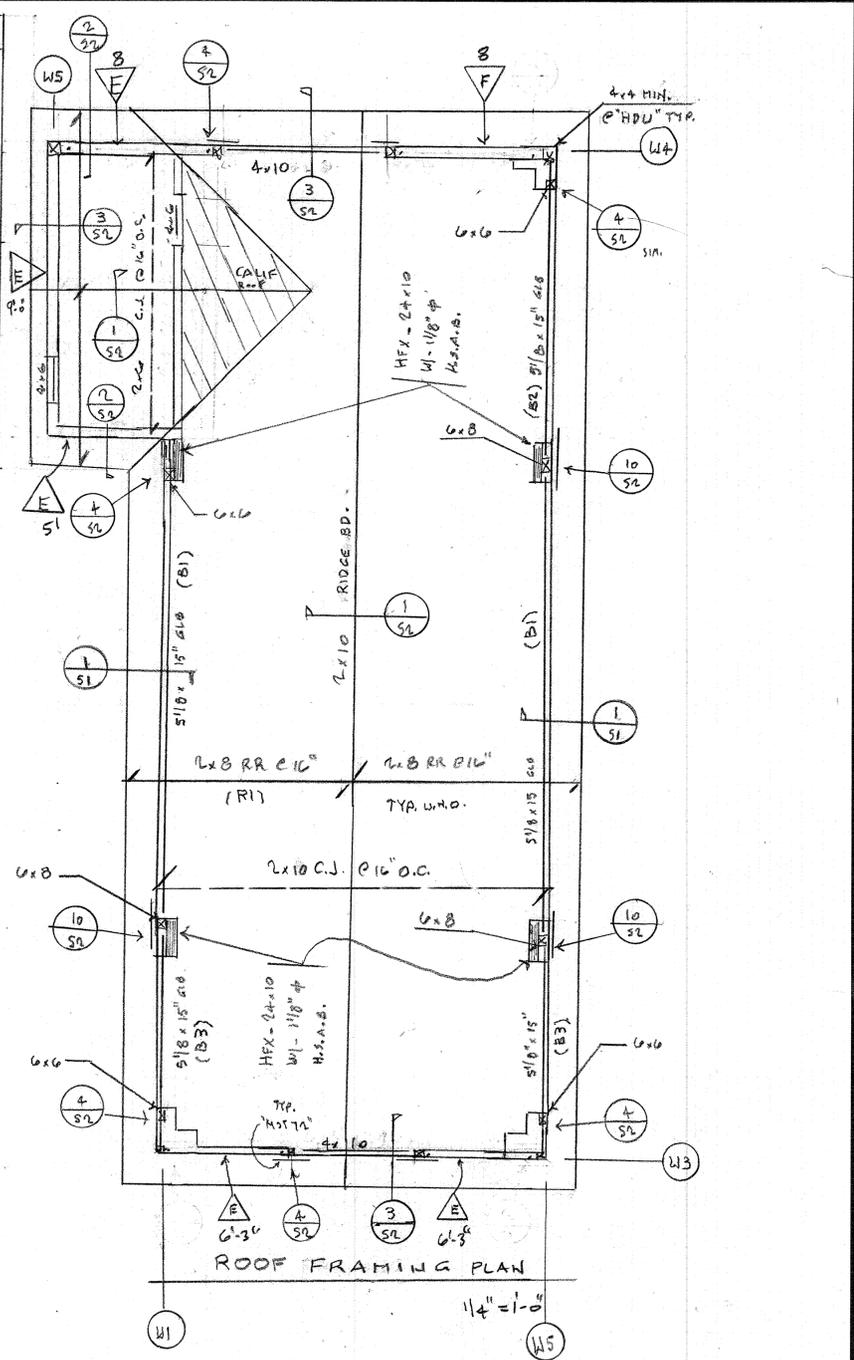
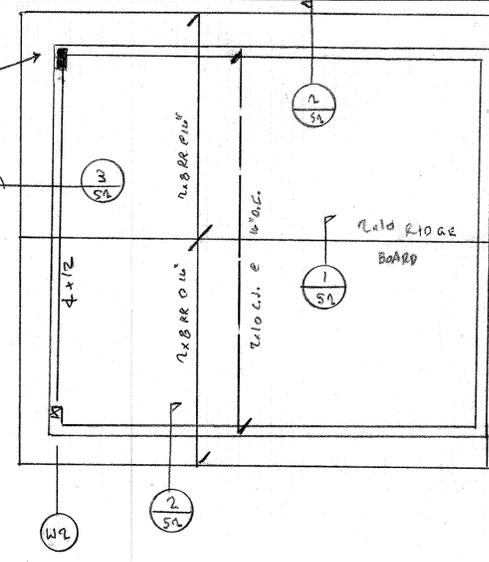
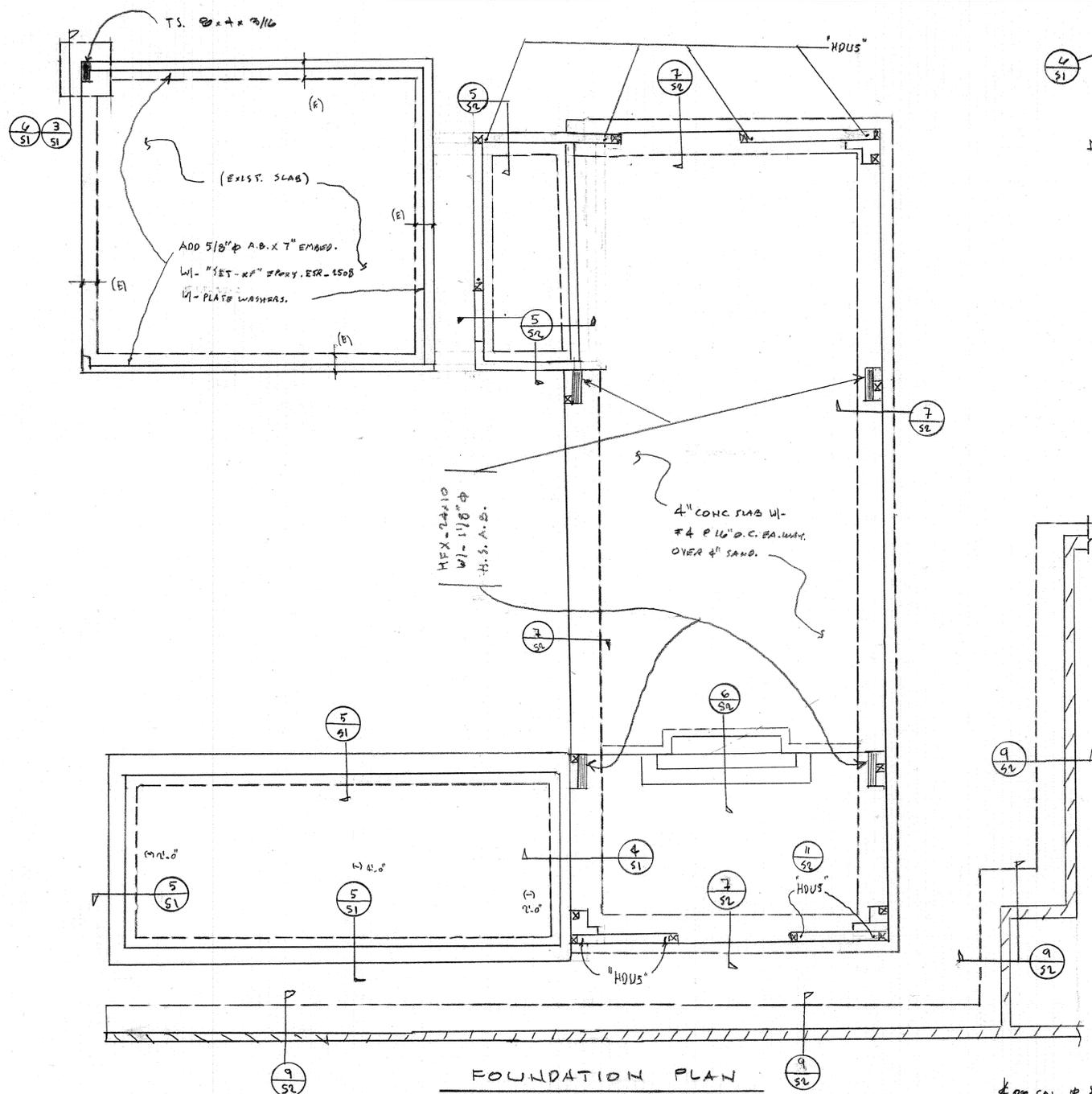
Date: 1/1/2018  
Penet # 8229404

This approval covers only the work included on the application for the permit and is not an approval of the violation of any provisions of the City Ordinances or State Law, or a waiver of any other required approvals.

REVISIONS	BY



840 E. VERDUGO  
BURBANK, CA 91501



APPROVED PERMIT SET  
CDD-BUILDING DIVISION  
CITY OF BURBANK  
NO UNLAWFUL ALTER THESE DOCUMENTS

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Drawn TENI  
Job  
Sheet  
5-10-21

This approval covers only the work included on the application for a permit and is not an approval of the violation of any provisions of the City Ordinances or State Law, or a waiver of any other required approvals.

- GENERAL NOTES**
- ALL CONSTRUCTION CONFORM TO THE REQUIREMENTS OF THE LOS ANGELES BUILDING CODE EDITION 2019 & 2020 LABC
  - THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL CONDITIONS, ELEVATIONS AND DIMENSIONS BEFORE STARTING WORK. THE ARCHITECT AND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF DISCREPANCIES ARE FOUND SO THAT THEY CAN BE RESOLVED.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE TEMPORARY BRACES, SHORES AND GUYS, WHEREVER NECESSARY TO SUPPORT ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED DURING CONSTRUCTION, INCLUDING ERECTION EQUIPMENT AND ITS OPERATION. THIS TEMPORARY SUPPORT SYSTEM SHALL HOLD ALL ELEMENTS AND MEMBERS IN THEIR FINAL POSITION UNTIL TOTALLY AND FINALLY CONNECTED TO THE PERMANENT BRACING ELEMENTS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE CALIFORNIA CONSTRUCTION SAFETY ORDERS.

- LUMBER**
- ALL LUMBER TO BE STRESS GRADE, DOUGLAS FIR, COAST REGION, AS SHOWN BELOW UNLESS NOTED OTHERWISE ON PLANS.
    - JOISTS AND RAFTERS #2 GRADE
    - 4x, 6x, BEAMS #1 GRADE
    - STUDS: STUD OR BETTER
  - NO LENGTH OF SPLIT SHALL EXCEED THE WIDTH OF THE MINOR FACE.
  - ALL NAILING SHALL BE IN ACCORDANCE WITH LOS ANGELES BUILDING CODE REQUIREMENTS.
  - ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE WOLMANIZED DOUGLAS FIR.
  - DOUBLE JOISTS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 9" O.C.
  - ALL SILL BOLTS SHALL BE 5/8" x 12" BOLTS, EMBEDDED 7 INCHES IN CONCRETE MINIMUM, AT 2'-8" O.C. AND 12" FROM ENDS UNLESS OTHERWISE NOTED ON PLANS.
  - ALL JOISTS SHALL BE SOLIDLY BLOCKED @ 3'-0" O.C. MAXIMUM.
  - ALL BREAKS FOR VENTS, DUCTS, PLUMBING SHALL BE STRAPPED WITH 1/2" x 1/8" STEEL STRAPS WITH 4-16d NAILS EACH SIDE.
  - PLYWOOD SHEATHING SHALL CONFORM TO PS-1-95, USING EXTERIOR GLUE.

- CONCRETE AND REINFORCING STEEL**
- CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH IN 28 DAYS EQUAL TO:
    - 2500 PSI FOR FOOTINGS AND SLAB ON GRADE. CONTINUED INSPECTION IS NOT REQUIRED
    - 4000 PSI FOR STRUCTURAL SLAB, GIRDERS, WALLS AND COLUMNS. CONTINUOUS INSPECTION IS REQUIRED.
  - PORTLAND CEMENT SHALL CONFORM TO ASTM C-150.
  - MINIMUM CLEARANCE BETWEEN REINFORCING AND FACE OF CONCRETE SHALL BE AS FOLLOWS (UNLESS OTHERWISE SHOWN ON PLANS):
    - CONCRETE BELOW GRADE (FORMED) 2in
    - CONCRETE BELOW GRADE (POURED) 3in
  - REINFORCING STEEL SHALL CONFORM TO ASTM SPECS. 1-625, GRADE 60. LAP BARS 30 DIAMETERS IN CONCRETE & 40 DIAMETERS IN MASONRY.
  - FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

- FOUNDATION**
- FOUNDATION DESIGN IS BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF.
  - ALL EXISTING UTILITIES THAT INTERFERE WITH THE FOUNDATION SHALL BE REMOVED AND RELOCATED.
  - DIMENSIONS: ON CONCRETE FOUNDATIONS, ARE FOR CAST AGAINST EARTH. DIMENSIONS: ON WALLS AND CONCRETE BEAMS ARE FOR FORMED CONDITIONS.
  - ALL PIPES, DUCTS AND CONDUITS WITHIN THE SPHERE OF INFLUENCE OF THE FOOTING, THE PRESSURE ZONE, EXTENDING BELOW THE FOOTING, BASED ON A 2 HORIZONTAL TO 1 VERTICAL SLOPE SHALL BE SLEEVED THROUGH CONCRETE CAST IN PLACE.

**ROOF DIAPHRAGM**  
 1/2 INCH PLYWOOD, CDX, INDEX 24/0. FACE PLY PERPENDICULAR TO SUPPORTS.  
 NAILING SHALL BE INSPECTED BEFORE COVERING. USE "COMMON" NAILS ONLY.  
 EDGES: 10d @ 6 INCHES ON CENTER  
 FIELDS: 10d @ 12 INCHES ON CENTER

**FOUNDATION NOTES:**

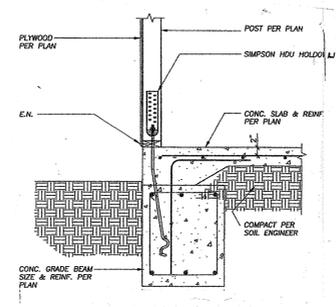
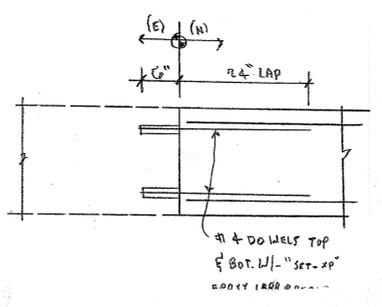
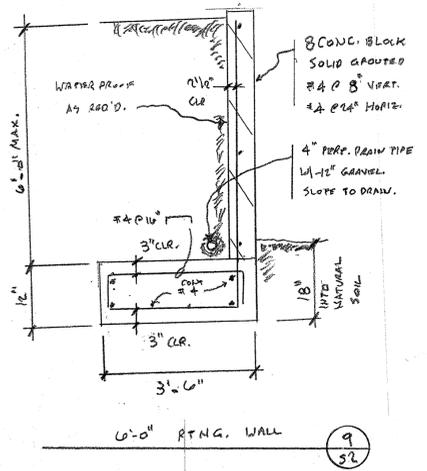
- Concrete strength for foundations shall be 2,500 psi min.
- Minimum footing reinforcement shall be two #4 bar top and bottom.
- Minimum anchor bolt size and spacing shall be 5/8" dia. AB @ 72" oc, with 7" embedment, and 3" x 3" x 1/2" plate washers. Anchor bolts shall be located a maximum of 12" and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

**STRUCTURAL OBSERVATION**  
 Firm or individual responsible for the structural observation:  
 Name: \_\_\_\_\_ Calif. Reg. \_\_\_\_\_

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
Slab	Wood Wall & Shear Wall	Concrete Moment Frame	Wood
Caisson, Piles, Grade Beams	Wood Structural Beams & Members	Masonry Wall Frame	Other
Stepped Footing, Hillside	Other	Other	Other

**SPECIAL INSPECTION ITEMS**

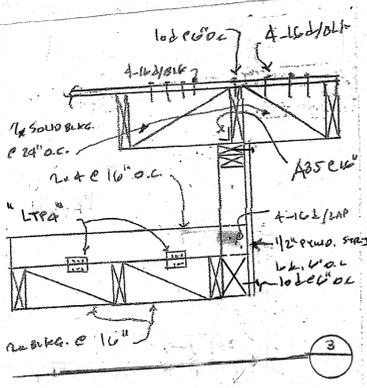
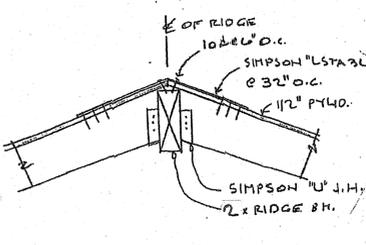
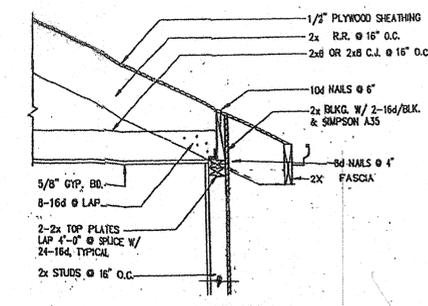
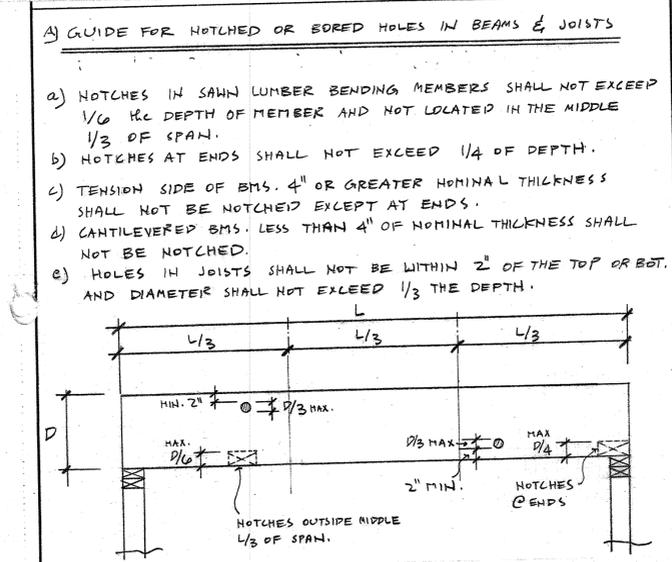
Concrete over 3,000 psi
Bolts installed in Concrete
Special Moment-Resisting Concrete Frame
Reinforcing Steel and Steel Tendons
Structural Welding
High-strength Bolting
Structural Masonry
Reinforced Gypsum Concrete
Insulating Concrete Fill
Spray-Applied Fire Resistive Materials
Piling, Piers, and Caissons
Shotcrete
Special Grading, Excavation, and Fill
Smoke-Control System
Other



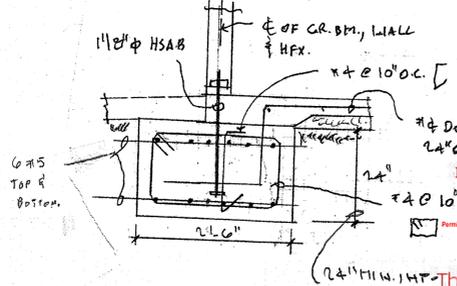
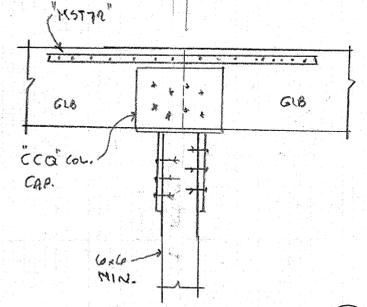
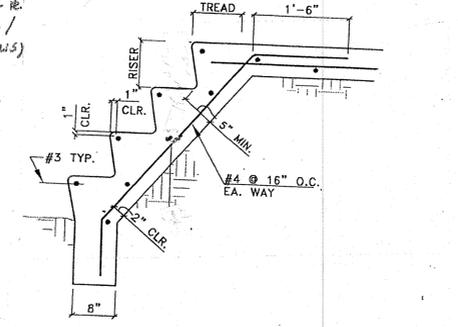
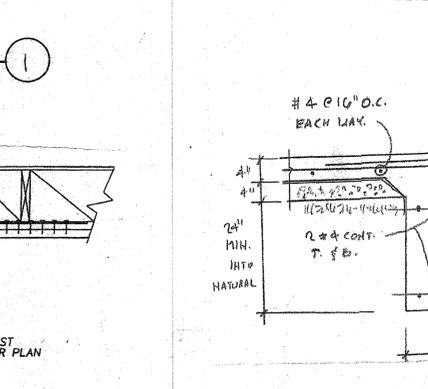
**SHEAR WALL SCHEDULE**

TYPE	MATERIAL (4)	NAILING	ANCHOR BOLTS	SILLS	NOTES	A-35 SPACING	CAPACITY	75% CAPACITY
A	7/8" STUCCO, UNBLOCKED, ONE SIDE	11 GAUGE NAILS 1/2\"/>						

- SHEAR WALL NOTES**
- ALL SHEAR PANELS SHALL BE 1/2" THICK D.F.L. STRUCTURAL PLYWOOD MEETING STD. PS-1-95. ORIENTED STRAND BOARD (O.S.B.) MAY BE USED WHEN INDEX RATING IS EQUAL OR GREATER THAN THE PLYWOOD SPECIFIED.
  - ALL FRAMING MEMBERS RECEIVING EDGE NAILING AND MID SILL SHALL BE 3X MINIMUM.
  - STUDS SHALL BE 2X MINIMUM AND SPACED AT 16" ON CENTER MAXIMUM.
  - ALL SIMPSON 1/4" DIA. BOLTS AND 3/8" DIA. LAG BOLTS SHALL HAVE 1/2" MINIMUM PENETRATION TO THE JOIST/BLOCKING BELOW SHEATHING.
  - USE 2"x3" x 3" SQUARE AND 6"x6" x 2" SQUARE PLATE WASHERS FOR 3/8" DIA. AND 3/4" DIA. ANCHOR BOLTS RESPECTIVELY.
  - NAILS SHALL BE COMMON NAILS PLACED AT LEAST 1/2" FROM PANEL EDGES AND AT LEAST 1/2" FROM THE EDGE OF CONNECTING MEMBERS FOR ALL SHEAR PANELS.
  - NAILS SHALL MEET CONNECTIONS, SEE PLANS AND DETAILS.
  - WHERE PLYWOOD IS APPLIED ON BOTH SIDES OF A WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR NAILS ON EACH SIDE SHALL BE STAGGERED.
  - WALLS SHALL BE STAGGERED IN TWO LINES ALONG PANEL EDGES WHEN NAIL SPACING IS 3" OR LESS ON CENTER.
  - STRUCTURAL OBSERVATION BY A LICENSED ARCHITECT OR ENGINEER IS REQUIRED FOR ALL SHEAR WALLS.
  - ALL INTERIOR SHEAR WALLS SHALL BE EXTENDED THROUGH THE ATTIC TO THE ROOF SHEATHING.
  - UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS AND WOOD FRAMED CHIMNEYS SHALL BE SHEATHED WITH SHEAR PANEL "1".
  - NAILING FOR ALL SHEAR WALLS SHALL BE INSPECTED PRIOR TO CONCRETE.



- GENERAL NOTES:**
- All construction shall comply with the 2019 edition of the CRC, OR CBC, CMC, CPC, and CEC as adopted and amended by the State of California in Title 24 CFR and the City of Burbank local amendments.
  - Separate permits may be required for mechanical, electrical, plumbing, shoring, grading, and demolition.
  - All property lines, easements, and existing buildings have been indicated on this site plan.
  - A security fence shall be provided around the construction area that shall be installed prior to excavation and/or foundation trenching. (BMC 9-1-2-3302.4)
  - Water shall be provided on the site and used to control dust.
  - Temporary toilet facilities shall be provided on site. (BMC 9-1-2-3305.1)
  - 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)
  - 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)



APPROVED PERMIT SET  
 CDD-BUILDING DIVISION  
 CITY OF BURBANK  
 IT IS UNLAWFUL TO ALTER THE DOCUMENTS  
 Date: 5-10-21  
 Drawn: T.P.H.  
 Job:  
 Sheet: 5-2

840 E. VERDUGO  
 BURBANK CA 91501

