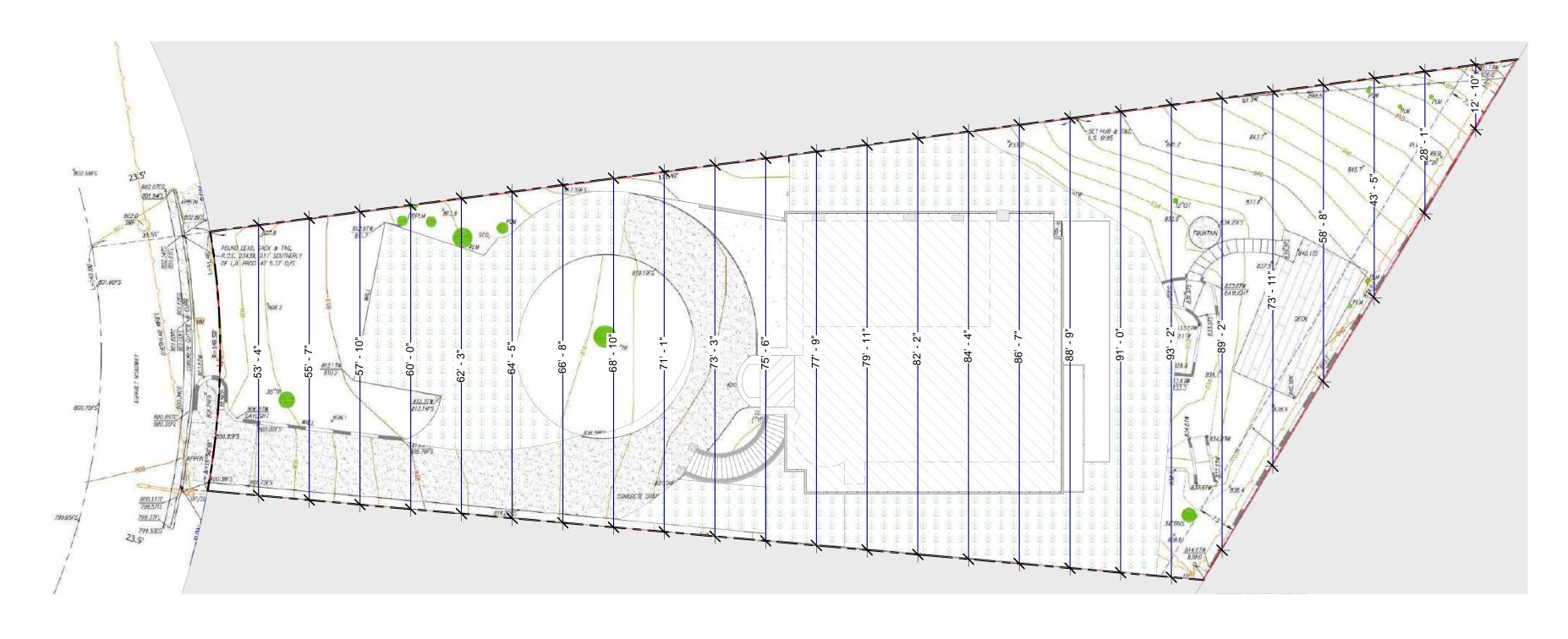


A-0				
SCALE:	N.T.S.			
CHECKED BY:	M.A.			
DRAWN BY:	J.F.			
DATE DRAWN:	4/16/25			
JOB NUMBER:	22078			
PROJECT INFO				



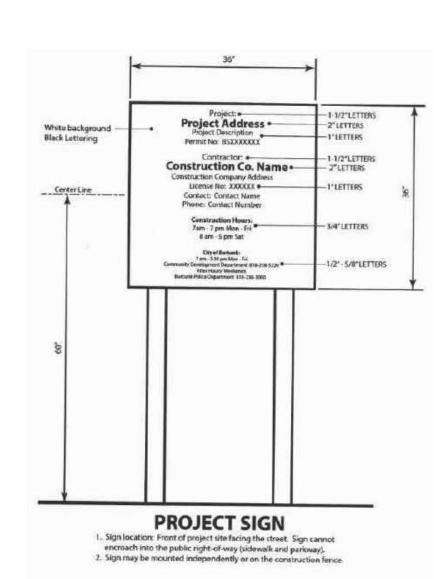
NEIGHBORHOOD	SETBACK CALCULATIONS
1048 SHERLOCK DR (SUBJECT PROPERTY)	108' FRONT SETBACK
1022 SHERLOCK DR	15' FRONT SETBACK
1028 SHERLOCK DR	32' FRONT SETBACK
1036 SHERLOCK DR	37' FRONT SETBACK
1040 SHERLOCK DR	84' FRONT SETBACK
1050 SHERLOCK DR	113' FRONT SETBACK
1058 SHERLOCK DR	40' FRONT SETBACK
2011 W MOUNTAIN ST	27' FRONT SETBACK
2015 W MOUNTAIN ST	17' FRONT SETBACK
AVERAGE SETBACK CALCULATION	15' + 32' + 37' + 84' + 113' + 40' + 27' + 17 = 365 / 8 = 46'
SUBJECT PROPERTY OVER AVERAGE	108' > 46'



# 1 AVERAGE WIDTH CALCULATION PLAN 1/16" = 1'-0"

#1	53' - 4"
#2	55' - 7"
#3	57' - 10"
#4	60' - 0"
#5	62' - 3"
#6	64' - 5"
#7	66' - 8"
#8	68' - 10"
#9	71' - 1"
#10	73' - 3"
#11	75' - 6"
#12	77' - 9"
#13	79' - 11"
#14	82' - 2"
#15	84' - 4"
#16	86' - 7"
#17	88' - 9"
#18	91' - 0"
#19	93' - 2"
#20	89' - 2"
#21	73' - 11"
#22	58' - 8"
#23	43' - 5"
#24	28' - 1"
#25	12' - 0"
WIDTHS TOTAL / 25	1,684' - 8" / 25 = 67' - 5"
AVERAGE WIDTH	67' - 5"

AVERAGE WIDTH CALCULATIONS





# APN:

## NOTES:

PER BMC 8-1-313. A BACKWATER VALVE MUST BE INSTALLED ON THE PRIVATE SEWER LATERAL.

PROJECT INFORMATION					
ZONING DESIGNATION:	R1 SINGLE FAMILY RESIDENCE				
OCCUPANCY:	R3 SINGLE FAMILY RESIDENCE				
CONSTRUCTION TYPE:	TYPE-VB				
FIRE SPRINKLERED:	NO				
LOT SIZE:	17,110 SF				
EXISTING HOUSE:	3,071 SF				
EXISTING GARAGE:	400 SF				
PROPOSED ADDITION:	1,128 SF				
NEW GARAGE TOTAL:	804 SF (BASEMENT EXEMPTION)				
NEW HOUSE TOTAL:	4,199 SF				
NEW COVERED ENTRY:	56 SF				
FAR CALCULATIONS:	2,368 SF + 1,811 SF = 4,179 SF <u>4,199 SF TOTAL</u> 17,110 SF LOT = 24.5% < 33.2% ALLOWED 0.4 x 7,500 SF = 3,000 SF 0.3 x 7,500 SF = 2,250 SF 0.2 x 2,110 SF = 422 SF MAX RFA = 5,672 SF <b>4,199 SF &lt; 5,672 SF</b> (SEE FAR BREAKDOWN ON A-22)				
LOT COVERAGE CALCULATIONS:	<u>2,456 SF TOTAL</u> 17,110 SF LOT = 14.4% < 50% ALLOWED				
NUMBER OF STORIES:	2 & BASEMENT				
BUILDING HEIGHT:	@ FG = 27' - 4" & @ BG = 34' - 6"				
HIGH FIRE ZONE:	YES				
HILLSIDE ZONE:	NO				
METHANE ZONE:	NO				
LIQUEFACTION:	NO				

	LEGAL DESCRIPTION				
ESS:		1048 SHERLOCK DR. BURBANK, CA 91501			
<b>K</b> :		11822			
		9			
<b>K</b> :		NONE			
		5618-016-009			
	SE	TBACK CERTIFICATION REQ:			

A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACKS OF ALL NEW CONSTRUCTION PRIOR TO THE FIRST FOUNDATION INSPECTION. A COPY OF THE CERTIFICATION SHALL BE AVAILABLE TO THE BUILDING DIVISION INSPECTOR FOR THE JOB FILE PRIOR TO THE FIRST INSPECTION. (BMC 9-1-1-110.2.1.1).

SCOPE OF WORK

- REMODEL & ADDITION TO EXISTING 3,071 SF TWO STORIES TO 4,179 SF TWO STORIES & BASEMENT - NEW 21 LF STEPPED RETAINING WALL (MAX 10' HEIGHT)

A-4 - EXISTING R	OOF PLAN
A-5 - PROPOSED	ROOF PLAN
A-6 - EXISTING &	DEMO PLANS
A-7 - PROPOSED	FLOOR PLANS
A-8 - PROPOSED	SECOND FLOOR PLAN
A-9 - EXISTING C	EILING PLANS
A-10 - PROPOSEI	D CEILING PLANS
A-11 - EXISTING E	ELEVATIONS
A-12 - PROPOSEI	DELEVATIONS
A-13 - PROPOSEI	DELEVATIONS
A-14 - SECTIONS	
A-15 - DETAILS	
A-16 - GENERAL N	NOTES
A-17 - GENERAL N	NOTES
A-18 - FLASHING RATED W	DETAILS & FIRE & SOUND /ALLS
A-19 - SPECIFICA	TIONS
A-20 - SPECIFICA	TIONS
A-21 - SITE PHOT	OS
A-22 - FAR FLOOF	R PLANS & CALCULATIONS
	PLANS, FLOOR PLAN ′, & CALCULATIONS
A-24 - CALGREEN	I
A-25 - TEMPORAF (ROOF PL	-
A-26 - TEMPORAF (ELEVATIO	_
M-1 - MATERIAL E	BOARD
M-2 - MATERIAL E	BOARD
(	CONTACT
NAME:	VARDAN KASEMYAN
ADDRESS:	600 W BROADWAY SUITE 350

SHEET INDEX

A-0 - SRVANTIAN RESIDENCE

A-1 - PROJECT INFORMATION

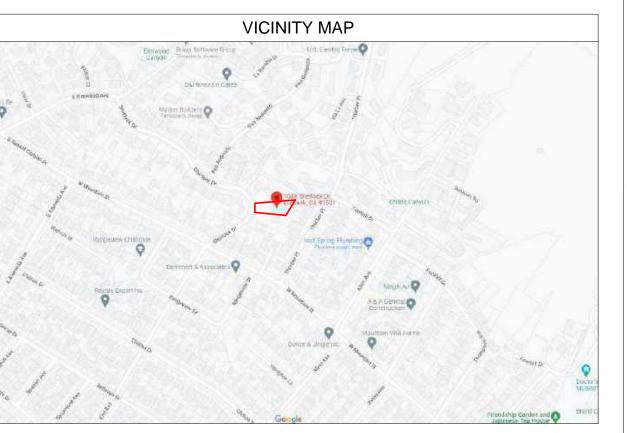
A-2 - PROPOSED SITE PLAN

A-3 - EXISTING SITE PLAN

NAME:	VARDAN KASEMYAN
ADDRESS:	600 W BROADWAY SUITE 350
CELL PHONE #:	(818) 935-1171
OFFICE PHONE #:	(818) 484-7111

## APPLICABLE CODES:

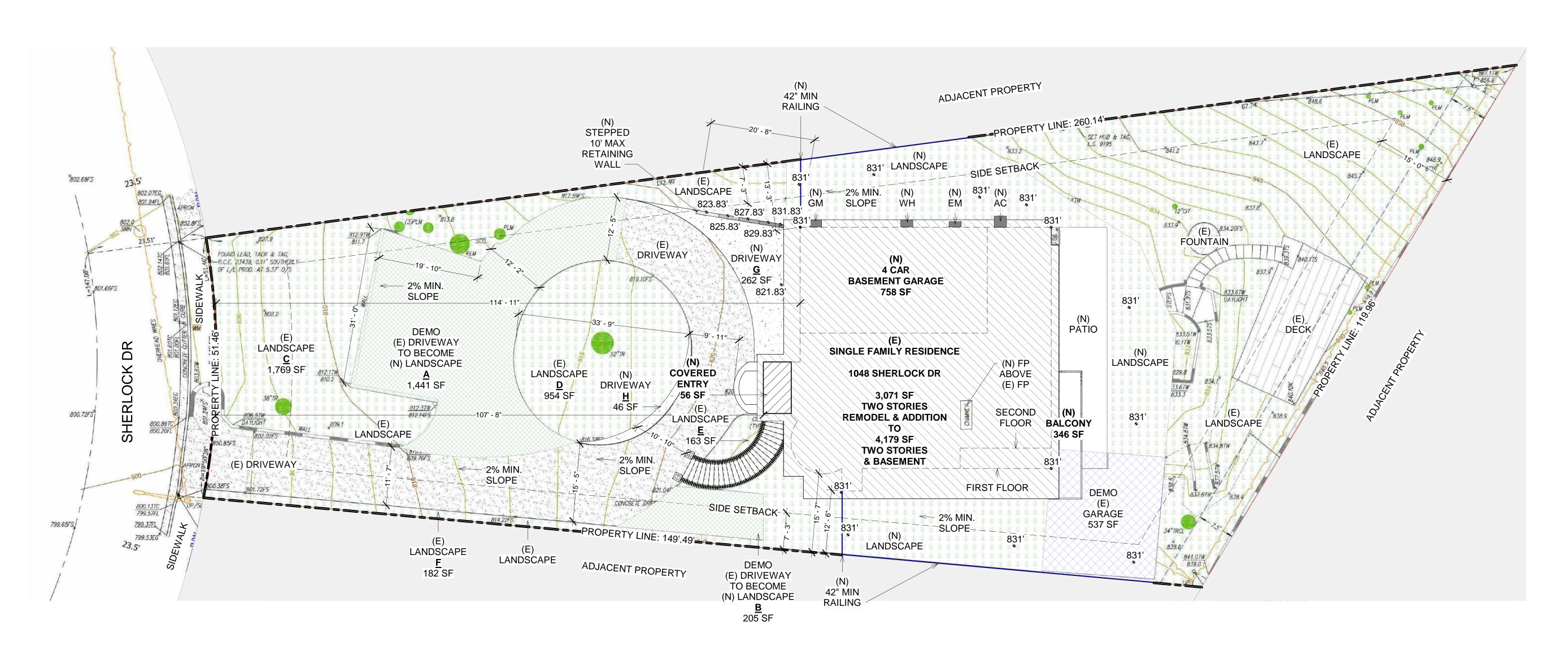
2022 CRC, CMC, CEC, CPC, CAL GREEN, & ENERGY STANDARDS



DIMEN PERTA SITE E THE V AS INS DESIG SHOW AND S PROP NO PA COPIE OR US WITH OTHE PROJI BEEN WITHCOF SE CONT SHALL EVIDE	NSIONS, C AINING TO BEFORE F VORK STRUMEN SN, IDEAS IN ON TH SHALL RE ERTY OF ART THER CONSTINUT CONSTI	TO VERIFY CONDITION: D THE WOR PROCEEDIN IT OF SERV AND INFOI ESE DRAW MAIN THE SEC DEVE EOF SHALL OSED TO CONNECTION RK OR PRO HE SPECIF WHICH THI ED AND DE WRITTEN CON OPMENT. N I THESE DE TUTE CONC ACCEPTAN CTIONS.	S, ETC., K AT THE IG WITH (ICE, ALL RMATION INGS ARE <b>LOPMENT</b> BE DTHERS, I JECT IC EY HAVE VELOPED CONSENT (ISUAL RAWINGS CLUSIVE
	OWNER: BORIS SRVANTIAN	ADDRESS: 1048 SHERLOCK DR. BLIRBANK CA 91501	
		INFORMATION	
(		APARTEON	SEVAN BENLIAN (818) 237-0295
SECDEVELOPMENT.NET	( 	J   L   C levelopment	

PROJECT INFO 22078 JOB NUMBER: 4/16/25 DATE DRAWN: DRAWN BY: J.F. M.A. CHECKED BY: SCALE: 1/16" = 1' **A-1** 

\* THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING **DIVISION PRIOR** TO INSTALLATION.

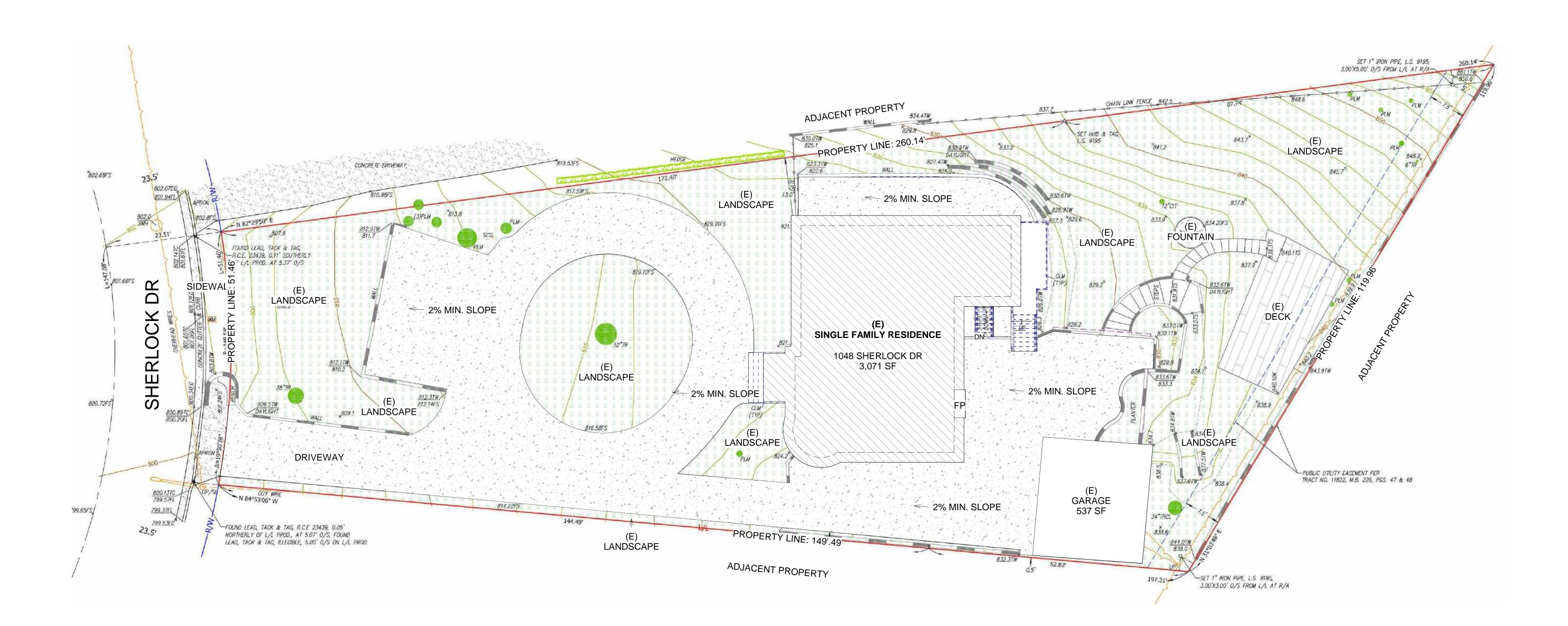




1 SITE PLAN 3/32" = 1'-0"

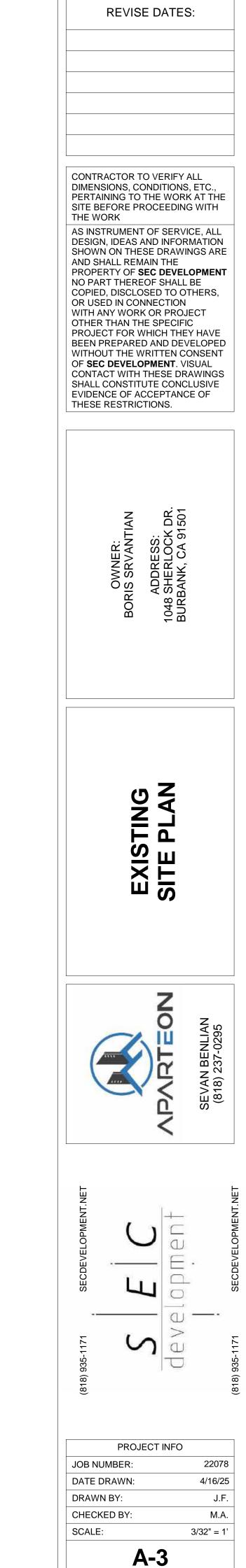
CALCULATIONS FOR HARDSCAPE IN FRONT SETBACK						
DEMO (E) DRIVEWAY TO (N) LANDSCAPE <u>A</u>	1,441 SF					
DEMO (E) DRIVEWAY TO (N) LANDSCAPE <u>B</u>	205 SF					
(E) LANDSCAPE <u>C</u>	1,769 SF					
(E) LANDSCAPE <b>D</b>	954 SF					
(E) LANDSCAPE <u>E</u>	163 SF					
(E) LANDSCAPE <u>F</u>	182 SF					
DEMO (E) DRIVEWAY	1,441 SF + 205 SF = 1,646 SF					
(E) DRIVEWAY TO REMAIN	1,867 SF					
(N) DRIVEWAY <u>G</u>	262 SF					
(N) DRIVEWAY <u>H</u>	46 SF					
TOTAL HARDSCAPE	1,441 SF + 262 SF + 46 SF = 2,175 SF					
TOTAL LANDSCAPE	4,714 SF					
TOTAL FRONT SETBACK	6,889 SF					
MAX HARDSCAPE	6,889 SF X 0.45 = 3,100 SF					
SUBJECT PROPERTY UNDER MAX HARDSCAPE	2,175 SF < 3,100 SF					

DIMEN PERTA SITE E THE W AS INS DESIG SHOW AND S PROP NO PA COPIE OR US WITH OTHEI PROJE BEEN WITHC OF <b>SE</b> CONT, SHALL EVIDE	AINING TO BEFORE P /ORK STRUMEN IN, IDEAS /N ON THI HALL REI ERTY OF RT THER D, DISCLO BED IN CO ANY WOR R THAN T ECT FOR PREPARE DUT THE N C DEVELO	ONDITIO THE WC ROCEED T OF SEF AND INF ESE DRA MAIN THE SEC DEV EOF SHA OSED TO WRITHEN CONNECTION WHICH T ED AND D WRITTEN OPMENT I THESE I THESE	NS, ETC., DRK AT TH NING WITH RVICE, AL ORMATIO WINGS AI E <b>ELOPMEI</b> LL BE OTHERS DN OJECT IFIC HEY HAVI DEVELOPE I CONSEN . VISUAL DRAWING NCLUSIVE	I L N R E D I T S
	OWNER: BORIS SRVANTIAN	ADDRESS: 1048 SHERLOCK DR.	BURBANK, CA 91501	
	(	SITE PLAN		
(		APARTEON	SEVAN BENLIAN	(010) 231-0230
(818) 935-1171 SECDEVELOPMENT.NET	ر ــــــــــــــــــــــــــــــــــــ		הם אם היוום ווום	₹î
DATE DRAW	UMBER: DRAWN: 'N BY: KED BY: E:		220 4/16	/25 I.F. I.A.





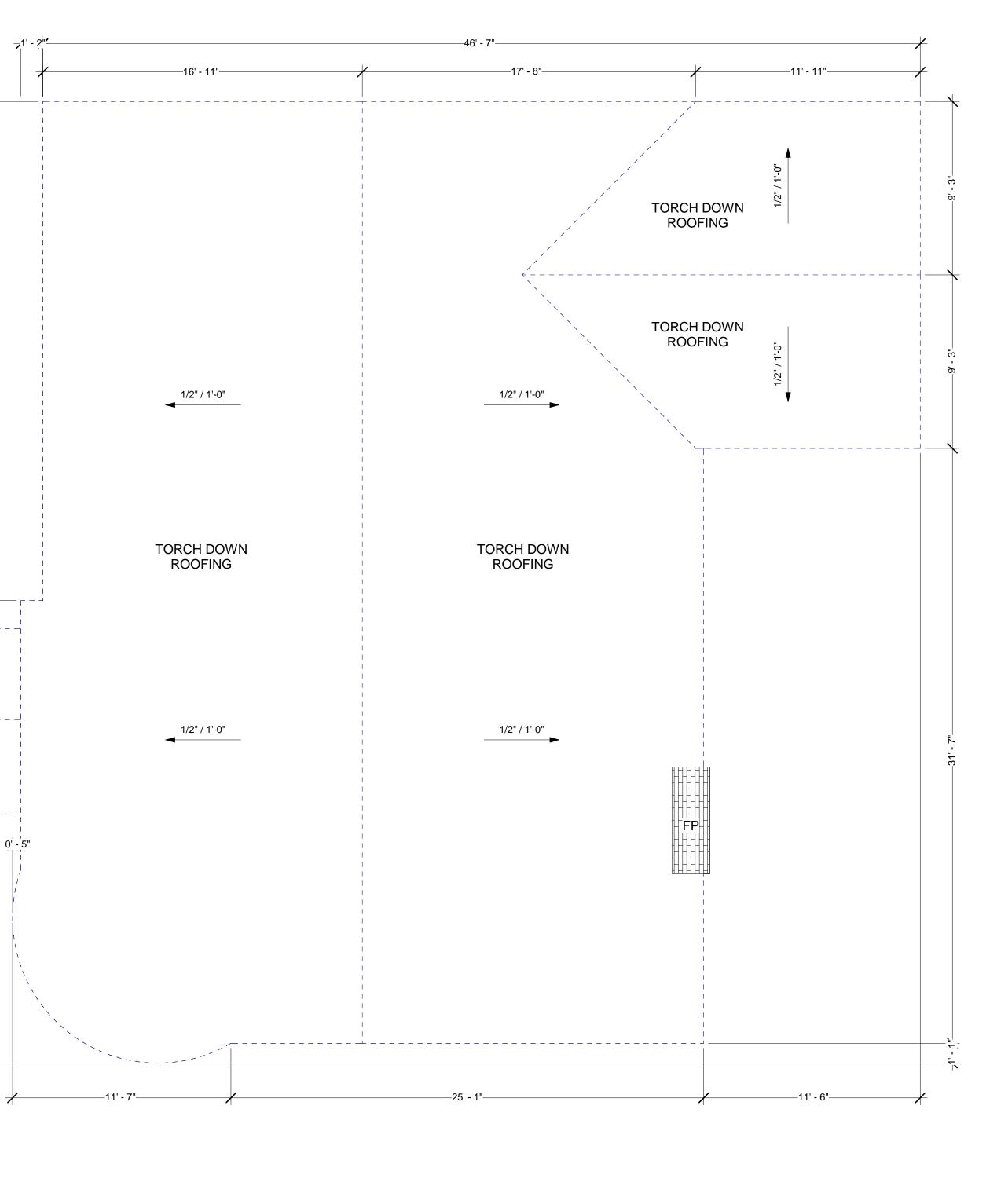
 $1 \frac{\text{EXISTING SITE PLAN}}{3/32" = 1'-0"}$ 



- - - - -



 $1 \frac{\text{EXISTING ROOF PLAN}}{1/4" = 1'-0"}$ 



**REVISE DATES:** CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF SEC DEVELOPMENT NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF **SEC DEVELOPMENT**. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ADDRESS: 1048 SHERLOCK DR. BURBANK, CA 91501 OWNER: BORIS SRVANTIAN NG EXISTIN ROOF PL EVAN BEI (818) 237-PROJECT INFO 22078 JOB NUMBER: DATE DRAWN: 4/16/25 J.F. DRAWN BY: M.A. CHECKED BY: SCALE: 1/4" = 1' **A-4** 

DEMO

LEGEND

\_\_\_\_\_

SMOKE ALARM REQUIREMENTS:

A. AN APPROVED SMOKE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION AND ALTERATION, REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING \$1000. [CRC R314.1, R314.6.2.a.1]

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. [CRC R314.4 EXCEPTIONS 1,3]

C. SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. [CRC R314.5]

D. SMOKE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP.[CRC R314.4]

WHOLE HOUSE FAN REQUIREMENTS:

FOR NEW HOUSE CONSTRUCTION PROVIDE AN APPROVED WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR FOR IN-ROOM VENTILATION SYSTEM OR 15 CFM PER OCCUPANT FOR A WHOLE-HOUSE VENTILATION SYSTEM COMPUTED ON THE BASIS OF 2 OCCUPANTS FOR THE FIRST BEDROOM AND 1 OCCUPANT FOR EACH ADDITIONAL BEDROOM (CRC R303.1 EXCEPTIONS 1, CMC).

CARBON MONOXIDE REQUIREMENTS:

1. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED FOR EXISTING BUILDINGS AND NEW CONSTRUCTION WHEN THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE, FIREPLACE, AND/OR AN ATTATCHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING. [CRC R315.2.1, CBC 915,1.5]

2. CO ALARMS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP. [CRC R315.1.5, CBC 915.1.5]

3. CO ALARMS SHALL BE LISTED FOR COMPLIANCE WITH UL 2034, UL 217, UL 2075, AND MAINTAINED VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT. [CRC R315.3, CBC 915.2]

4. CO ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT. [CRC R315.2.6]

5. CO ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. [CRC R315.5, CBC 915.4.5]

6. IN EXISTING DWELLING UNIT, A CO ALARM IS PERMITTED TO BE BATTERY OPERATED WHERE REPAIR OR ALTERATION DO NOT RESULT IN THE REMOVAL OF WALL OR CEILING FINISHES. [CRC R315.5 EXCEPTION 4, CBC 915.4.1 EXCEPTION 3]

**CLOTHES DRYER:** 

- A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED [CMC 504.3.1].

- A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6 FT. AND CANNOT BE CONCEALED [CMC 504.3.1.1].

- DRYER EXHAUST CANNOT EXCEED 14 FT. WITH A MAX. OF TWO 90 DEG. ELBOWS [CMC 504.3.1.2].

NOTE:

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

- THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCLUDING TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED

CITY APPROVAL STAMP

(N)METAL SEAM ROOF ESR-2048 CLASS A

> (N) GUTTER

(N) DOWNSPOUT

(N) METAL SEAM ROOF ESR-2048 CLASS A

LARGER FIRST FLOOR ROOF ATTIC VENT CALCULATIONS:

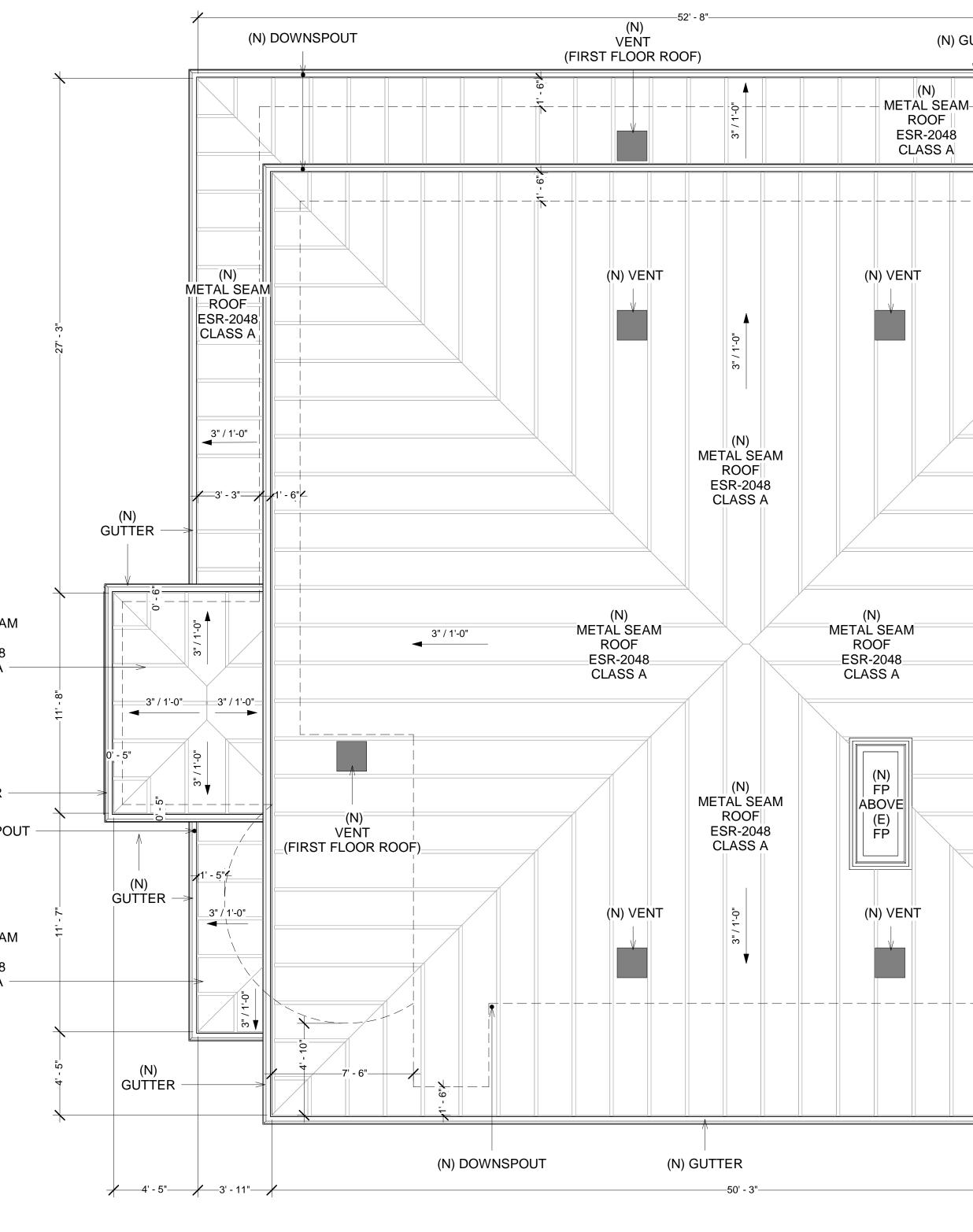
1 SQUARE FEET FOR EVERY 150 SQUARE FEET ATTIC FLOOR AREA **REQUIRED**:

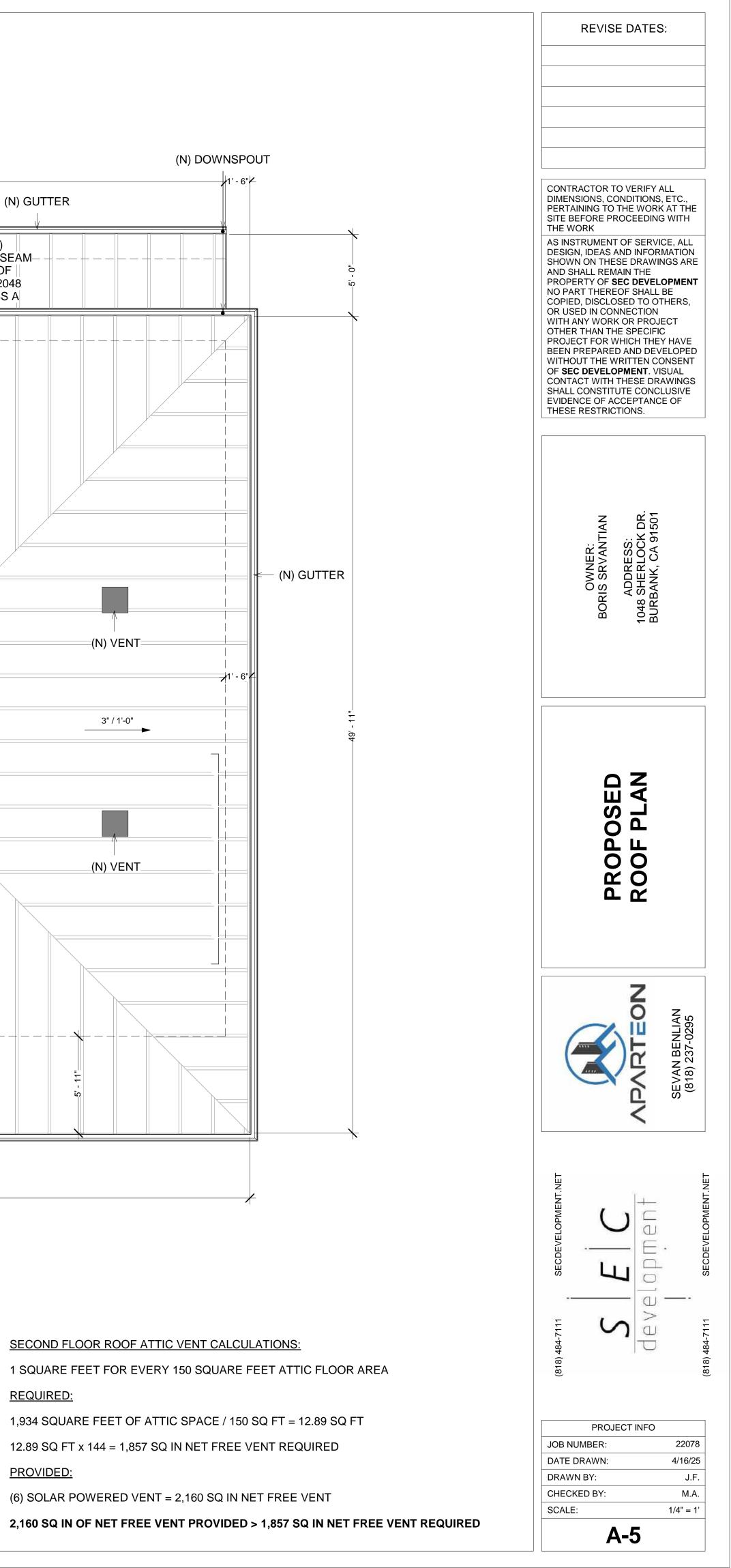
293 SQUARE FEET OF ATTIC SPACE / 150 SQ FT = 1.95 SQ FT 1.95 SQ FT x 144 = 281.28 SQ IN NET FREE VENT REQUIRED PROVIDED:

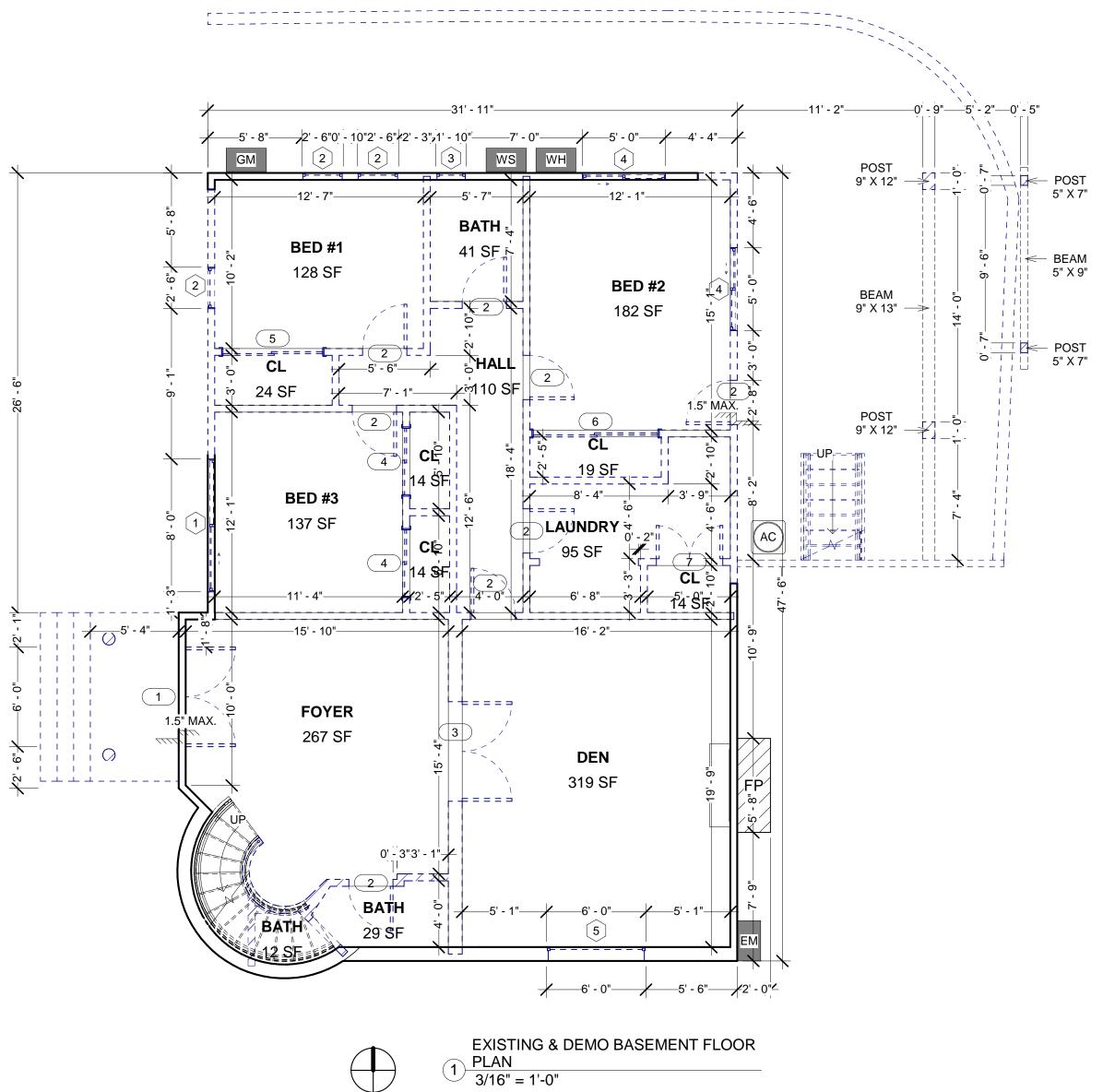
(1) SOLAR POWERED VENT = 360 SQ IN NET FREE VENT

360 SQ IN OF NET FREE VENT PROVIDED > 281.28 SQ IN NET FREE VENT REQUIRED

PROPOSED ROOF PLAN (1) 1/4" = 1'-0" SMALLER FIRST FLOOR ROOF ATTIC VENT CALCULATIONS: 1 SQUARE FEET FOR EVERY 150 SQUARE FEET ATTIC FLOOR AREA **REQUIRED:** 124 SQUARE FEET OF ATTIC SPACE / 150 SQ FT = 0.83 SQ FT 0.83 SQ FT x 144 = 119.52 SQ IN NET FREE VENT REQUIRED PROVIDED: (1) SOLAR POWERED VENT = 360 SQ IN NET FREE VENT 360 SQ IN OF NET FREE VENT PROVIDED > 119.52 SQ IN NET FREE VENT REQUIRED



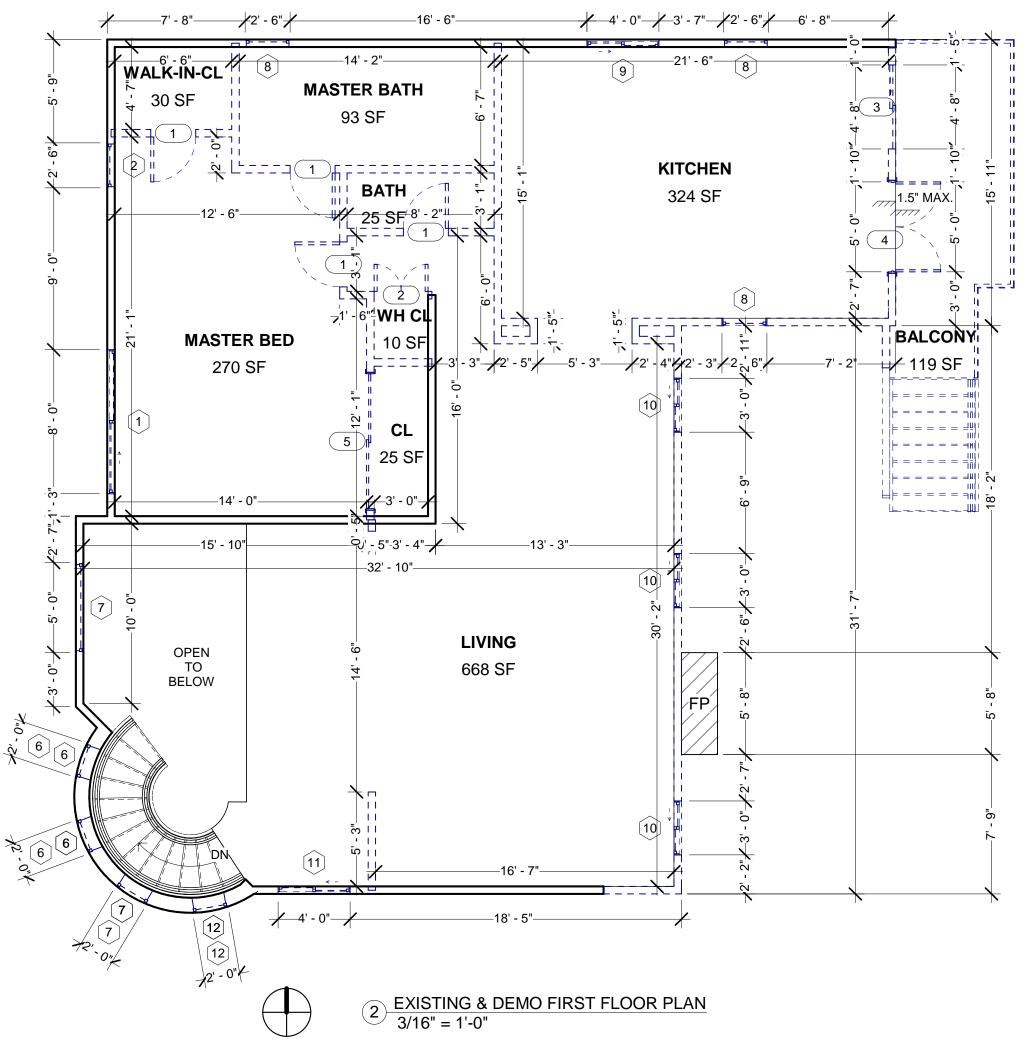




MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC
1	6'-0"	6'-8"	DOUBLE SWING	WOOD	GLASS	NO	1	0.32	0.32
2	2'-8"	6'-8"	SWING	WOOD	WOOD	NO	8	N/A	N/A
3	6'-0"	6'-8"	DOUBLE SWING	WOOD	WOOD	NO	1	N/A	N/A
4	4'-0"	6'-8"	SLIDING	WOOD	WOOD	NO	2	N/A	N/A
5	6'-0"	6'-8"	SLIDING	WOOD	WOOD	NO	1	N/A	N/A
6	7'-6"	6'-8"	SLIDING	WOOD	WOOD	NO	1	N/A	N/A
7	4'-0"	6'-8"	DOUBLE SWING	WOOD	WOOD	NO	1	N/A	N/A

	EXISTING BASEMENT FLOOR WINDOW SCHEDULE											
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	TEMPERED	SILL HEIGHT	QUANTITY	U-FACTOR	SHGC			
	8'-0"	4'-0"	SLIDING	VINYL	YES	2'-8"	1	0.32	0.32			
2	2'-6"	4'-6"	HUNG	VINYL	YES	2'-2"	3	0.32	0.32			
$\langle \mathfrak{S} \rangle$	2'-0"	3'-0"	HUNG	VINYL	YES	3'-10"	1	0.32	0.32			
4	5'-0"	4'-0"	SLIDING	VINYL	YES	2'-8"	2	0.32	0.32			
5	6'-0"	2'-0"	SLIDING	VINYL	YES	4'-10"	1	0.32	0.32			

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

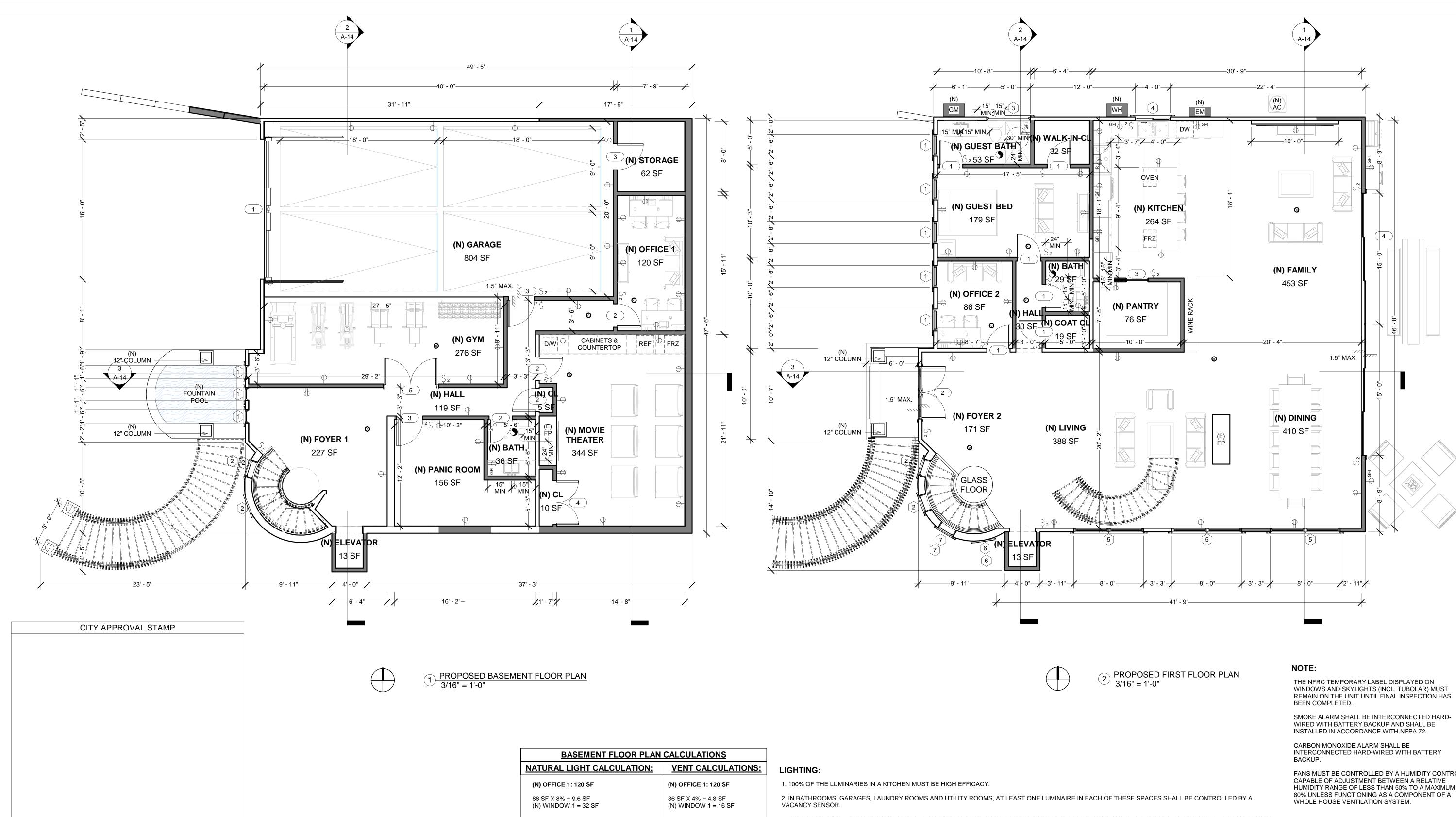


	EXISTING FIRST FLOOR DOOR SCHEDULE												
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC				
	2'-6"	6'-8"	SWING	WOOD	GLASS	YES	4	0.32	0.32				
2	3'-0"	6'-8"	DOUBLE SWING	WOOD	WOOD	NO	1	N/A	N/A				
3	4'-8"	6'-8"	SLIDING	WOOD	GLASS	YES	1	N/A	N/A				
4	5'-0"	6'-8"	DOUBLE SWING	WOOD	WOOD	NO	1	N/A	N/A				
5	7'-6"	6'-8"	SLIDING	WOOD	WOOD	NO	1	N/A	N/A				
			EXISTI	NG FIRST FLO	OR WINDOW S	CHEDULE							
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	TEMPERED	SILL HEIGHT	QUANTITY	U-FACTOR	SHGC				
1	8'-0"	4'-0"	SLIDING	VINYL	YES	2'-8"	1	0.32	0.32				
2	2'-0"	2'-6"	SLIDING	VINYL	YES	3'-2"	2	0.32	0.32				
6	2'-0"	3'-6"	FIXED	VINYL	YES	2'-2"	4	0.32	0.32				
7	5'-0"	3'-0"	FIXED	VINYL	YES	3'-8"	1	0.32	0.32				
8	2'-6"	4'-0"	HUNG	VINYL	YES	2'-8"	3	0.32	0.32				
9	4'-0"	3'-0"	SLIDING	VINYL	YES	3'-8"	1	0.32	0.32				
10	3'-0"	4'-0"	SLIDING	VINYL	YES	2'-8"	3	0.32	0.32				
(11)	4'-0"	5'-0"	HUNG	VINYL	YES	1'-8"	1	0.32	0.32				
12	2'-0"	1'-3"	SLIDING	VINYL	YES	3'-8"	2	0.32	0.32				

	EXISTING FIRST FLOOR DOOR SCHEDULE												
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC				
	2'-6"	6'-8"	SWING	WOOD	GLASS	YES	4	0.32	0.32				
2	3'-0"	6'-8"	DOUBLE SWING	WOOD	WOOD	NO	1	N/A	N/A				
3	4'-8"	6'-8"	SLIDING	WOOD	GLASS	YES	1	N/A	N/A				
4	5'-0"	6'-8"	DOUBLE SWING	WOOD	WOOD	NO	1	N/A	N/A				
5	7'-6"	6'-8"	SLIDING	WOOD	WOOD	NO	1	N/A	N/A				
	EXISTING FIRST FLOOR WINDOW SCHEDULE												
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	TEMPERED	SILL HEIGHT	QUANTITY	U-FACTOR	SHGC				
	8'-0"	4'-0"	SLIDING	VINYL	YES	2'-8"	1	0.32	0.32				
2	2'-0"	2'-6"	SLIDING	VINYL	YES	3'-2"	2	0.32	0.32				
6	2'-0"	3'-6"	FIXED	VINYL	YES	2'-2"	4	0.32	0.32				
7	5'-0"	3'-0"	FIXED	VINYL	YES	3'-8"	1	0.32	0.32				
8	2'-6"	4'-0"	HUNG	VINYL	YES	2'-8"	3	0.32	0.32				
9	4'-0"	3'-0"	SLIDING	VINYL	YES	3'-8"	1	0.32	0.32				
10	3'-0"	4'-0"	SLIDING	VINYL	YES	2'-8"	3	0.32	0.32				
11	4'-0"	5'-0"	HUNG	VINYL	YES	1'-8"	1	0.32	0.32				
12	2'-0"	1'-3"	SLIDING	VINYL	YES	3'-8"	2	0.32	0.32				

CONTRACTOR TO VERIFY DIMENSIONS, CONDITIONS PERTAINING TO THE WOR SITE BEFORE PROCEEDIN THE WORK AS INSTRUMENT OF SERV DESIGN, IDEAS AND INFOF SHOWN ON THESE DRAW AND SHALL REMAIN THE PROPERTY OF <b>SEC DEVEI</b> NO PART THEREOF SHALL COPIED, DISCLOSED TO O OR USED IN CONNECTION WITH ANY WORK OR PRO. OTHER THAN THE SPECIF PROJECT FOR WHICH THE BEEN PREPARED AND DEV WITHOUT THE WRITTEN C OF <b>SEC DEVELOPMENT</b> . V CONTACT WITH THESE DF SHALL CONSTITUTE CONC EVIDENCE OF ACCEPTANC THESE RESTRICTIONS.	S, ETC., K AT THE G WITH ICE, ALL MATION INGS ARE DOPMENT BE THERS, JECT IC SY HAVE VELOPED ONSENT ISUAL RAWINGS CLUSIVE
OWNER: BORIS SRVANTIAN ADDRESS: 1048 SHERLOCK DR. BURBANK. CA 91501	
EXISTING & DEMO BASEMENT & FIRST FLOOR PLANS	
APARTEON	SEVAN BENLIAN (818) 237-0295
(818) 484-711 SECDEVELOPMENT.NET	

**A-6** 



	PROPOSED BASEMENT FLOOR DOOR SCHEDULE												
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC				
	16'-0"	7'-0"	SECTION	WOOD	GLASS	YES	1	0.32	0.32				
2	2'-8"	6'-8"	SWING	WOOD	WOOD	NO	4	N/A	N/A				
3	3'-0"	6'-8"	SWING	WOOD	WOOD	NO	3	N/A	N/A				
4	5'-0"	6'-8"	DOUBLE SWING	WOOD	WOOD	NO	1	N/A	N/A				
5	6'-0"	6'-8"	DOUBLE SWING	WOOD	GLASS	YES	1	0.32	0.32				
	•		•		•	•							

	PROPOSED BASEMENT FLOOR WINDOW SCHEDULE												
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	TEMPERED	SILL HEIGHT	QUANTITY	U-FACTOR	SHGC				
1	1'-6"	6'-0"	SLIDING	VINYL	YES	0'-11"	3	0.32	0.32				
2	2'-0"	3'-6"	FIXED	VINYL	YES	5'-0" & 8'-6"	3	0.32	0.32				

<b>BASEMENT FLOOR PLAN CALCULATIONS</b>									
NATURAL LIGHT CALCULATION:	VENT CALCULATIONS:								
(N) OFFICE 1: 120 SF	(N) OFFICE 1: 120 SF								
86 SF X 8% = 9.6 SF	86 SF X 4% = 4.8 SF								
(N) WINDOW 1 = 32 SF	(N) WINDOW 1 = 16 SF								
REQUIRED: 6.88 SF	REQUIRED: 3.44 SF								
PROVIDED: 32 SF	PROVIDED: 16 SF								
FIRST FLOOR PLAN CA	ALCULATIONS								
NATURAL LIGHT CALCULATION:	VENT CALCULATIONS:								
(N) OFFICE 2: 86 SF	(N) OFFICE 2: 86 SF								
86 SF X 8% = 6.9 SF	86 SF X 4% = 3.4 SF								
(N) WINDOW 1 = 32 SF	(N) WINDOW 1 = 16 SF								
REQUIRED: 6.9 SF	REQUIRED: 3.4 SF								
PROVIDED: 32 SF	PROVIDED: 16 SF								
(N) GUEST BEDROOM: 179 SF	(N) GUEST BEDROOM: 179 SF								
179 SF X 8% = 14.3 SF	179 SF X 4% = 7.2 SF								
(N) WINDOW 1 = 32 SF	(N) WINDOW 1 = 16 SF								
REQUIRED: 14.3 SF	REQUIRED: 7.2 SF								
PROVIDED: 32 SF	PROVIDED: 16 SF								
(N) KITCHEN / FAMILY / DINING /	(N) KITCHEN / FAMILY / DINING								
LIVING: 1,515 SF	/ LIVING: 1,559 SF								
1,515 SF X 8% = 121.2 SF	1,559 SF X 8% = 60.6 SF								
(N) WINDOW 1 = 32 SF	(N) WINDOW 1 = 16 SF								
(N) WINDOW 1 = 32 SF	(N) WINDOW 1 = 16 SF								
(N) WINDOW 1 = 32 SF	(N) WINDOW 1 = 16 SF								
(N) WINDOW 4 = 15 SF	(N) WINDOW 4 = 7.5 SF								
(N) WINDOW 5 = 10 SF	(N) WINDOW 5 = 5 SF								
(N) DOOR 3 = 180 SF	(N) DOOR 3 = 120 SF								
(N) DOOR 3 = 180 SF	(N) DOOR 3 = 120 SF								
REQUIRED: 121.2 SF	REQUIRED: 60.6 SF								
PROVIDED: 481 SF	PROVIDED: 300.5 SF								

3. 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. 4. EXTERIOR LIGHTING MUST BE FLUORESCENT OR HIGH EFFICACY, OR AN OCCUPANT SENOR WITH AN INTEGRAL PHOTO CONTROL MAY BE INSTALLED.

<u>NS:</u>														
				PROPO	DSED FIRST FI	OOR DOOR SO								
	MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC				
		2'-8"	6'-8"	SWING	WOOD	WOOD	NO	6	N/A	N/A				
	2	6'-0"	8'-0"	DOUBLE SWING	WOOD	GLASS	YES	1	0.32	0.32				
9 SF	3	2'-6"	6'-8"	POCKET	WOOD	WOOD	NO	1	N/A	N/A				
	4	30'-0"	8'-0"	6 PANEL SLIDING	ALUMINUM	GLASS	YES	1	0.32	0.32				
	PROPOSED FIRST FLOOR WINDOW SCHEDULE													
NING	MARK	WIDTH	HEIGHT	OPERATION	FRAMING	TEMPERED	SILL HEIGHT	QUANTITY	U-FACTOR	SHGC				
	$\langle 1 \rangle$	2'-6"	4'-0"	HUNG	VINYL	YES	2'-8"	5	0.32	0.32				
	2	2'-0"	3'-6"	FIXED	VINYL	YES	3'-0"	2	0.32	0.32				
	3	5'-0"	1'-6"	FIXED	VINYL	YES	5'-2"	1	0.32	0.32				
	4	5'-0"	3'-0"	SLIDING	VINYL	YES	3'-8"	1	0.32	0.32				
	5	8'-0"	6'-0"	FIXED	VINYL	YES	0'-8"	3	0.32	0.32				
	6	2'-0"	1'-3"	FIXED	VINYL	YES	4'-0" & 5'-3"	2	0.32	0.32				
	7	2'-6"	4'-0"	FIXED	VINYL	YES	1'-6" & 4'-0"	2	0.32	0.32				

FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL HUMIDITY RANGE OF LESS THAN 50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A

	EL	ECTRIC	AL LEGEND				
	Ş		SINGLE SWITCH				
	$S_2$	I	DOUBLE SWITCH				
	S <sub>D</sub>	DIMMER SWITCH					
	φ		DOUBLE OUTLET				
	GFI		GFI OUTLET				
	$\square$		RANGE OUTLET				
	Q240V		240V OUTLET				
		LEGEN	D				
EXISTI	NG WALL (2X4	)					
NEW V	VALL (2X4)						

SOUND & FIRE RATED WALL (DETAIL ON A-18)	
ENERGY STAR EXHAUST 50 CFM DUCTED TO OUTSIDE AND CONTROLLED BY HUMIDISTAT	
SMOKE DETECTOR/ CARBON MONOXIDE	$\odot$

# CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF **SEC DEVELOPMENT** NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF SEC DEVELOPMENT. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ADDRESS: 1048 SHERLOCK DR. BURBANK, CA 91501 OWNER: BORIS SRVANTIAN SED

**REVISE DATES:** 

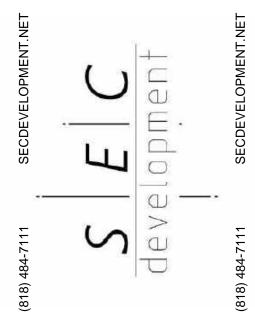
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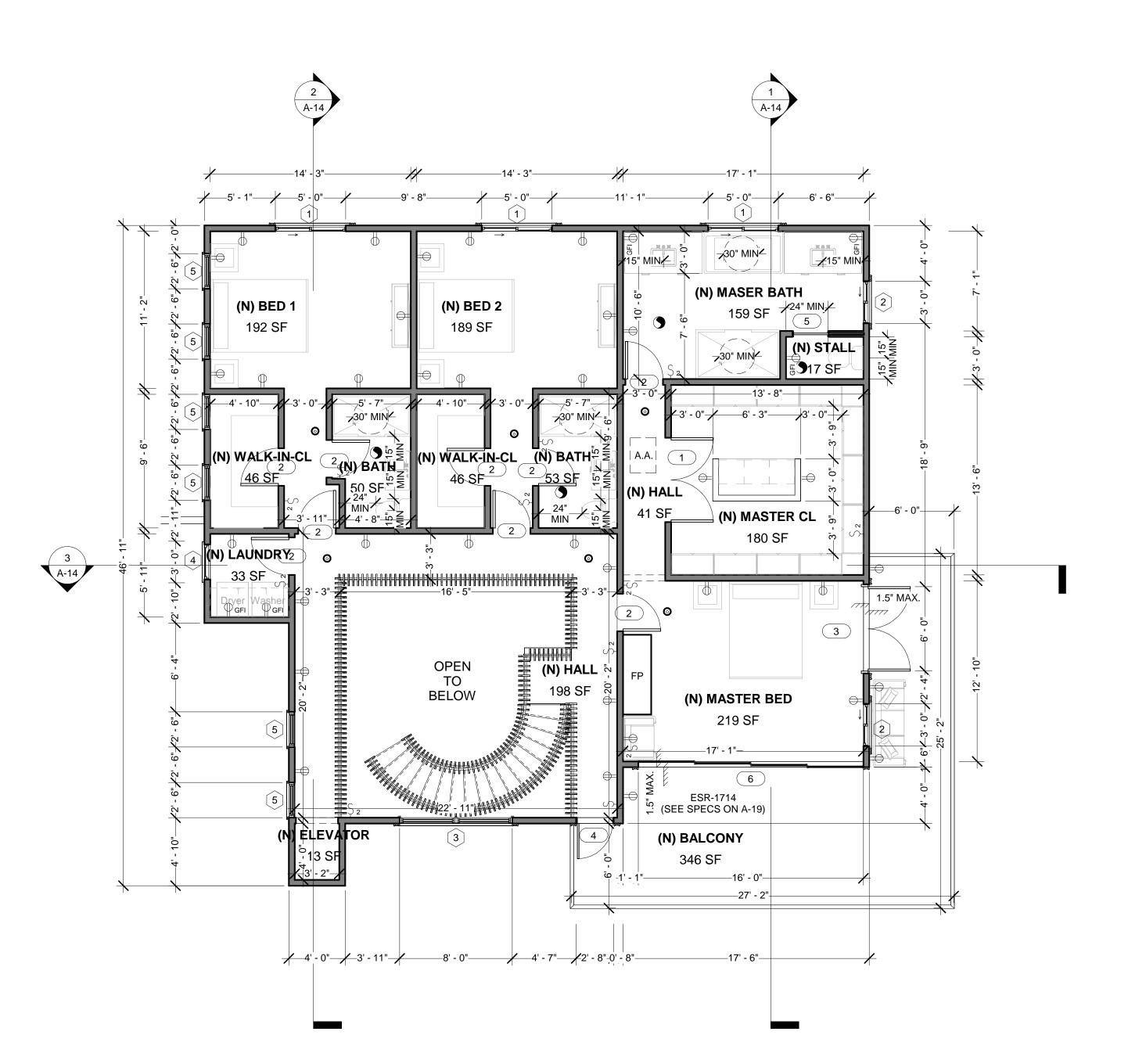
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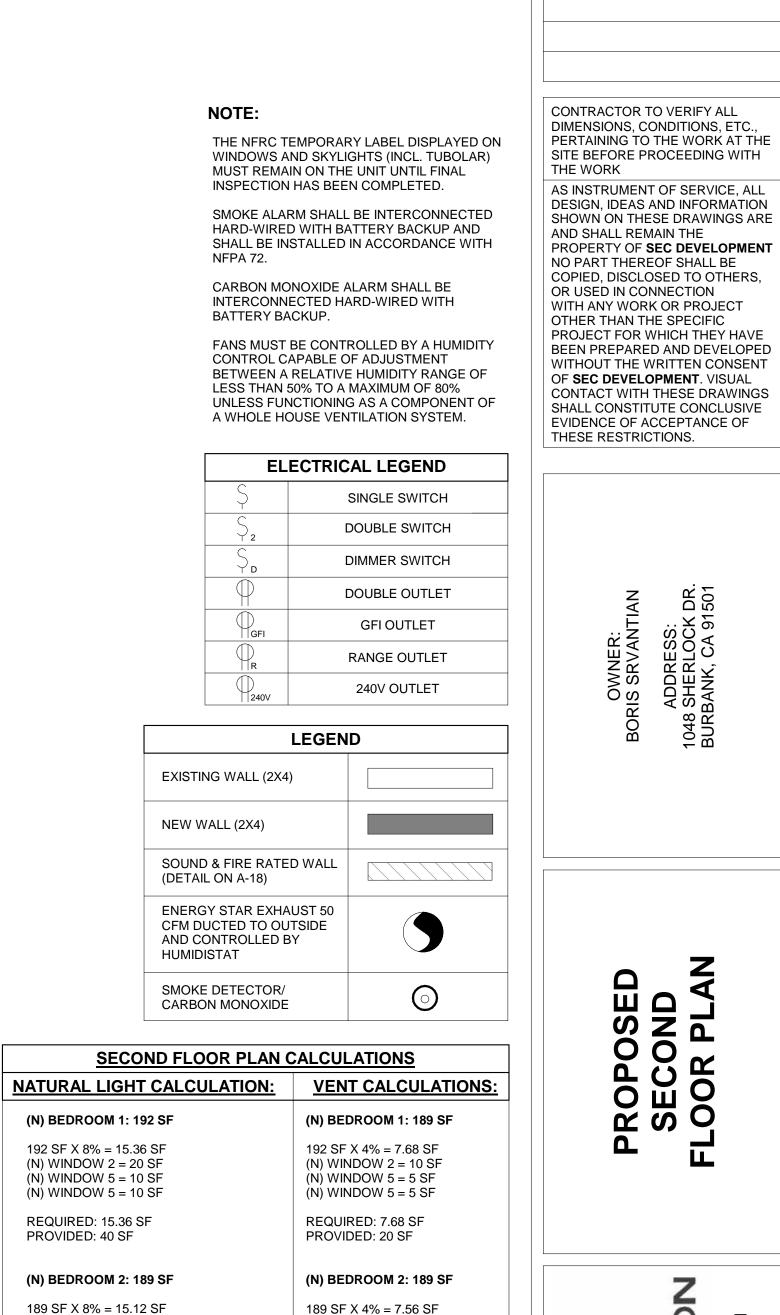
PROJECT INFO							
JOB NUMBER:	22078						
DATE DRAWN:	4/16/25						
DRAWN BY:	J.F.						
CHECKED BY:	M.A.						
SCALE:	3/16" = 1'						
A-7							



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

	PROPOSED SECOND FLOOR DOOR SCHEDULE												
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC				
	6'-0"	6'-8"	DOUBLE SWING	WOOD	WOOD	NO	1	N/A	N/A				
2	2'-8"	6'-8"	SWING	WOOD	WOOD	NO	9	N/A	N/A				
3	6'-0"	6'-8"	DOUBLE SWING	WOOD	GLASS	YES	1	0.32	0.32				
4	2'-8"	6'-8"	SWING	WOOD	GLASS	YES	1	0.32	0.32				
5	2'-8"	6'-8"	POCKET	WOOD	WOOD	NO	1	N/A	N/A				
6	16'-0"	7'-0"	4 PANEL SLIDING	ALUMINUM	GLASS	YES	1	0.32	0.32				

	PROPOSED SECOND FLOOR WINDOW SCHEDULE								
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	TEMPERED	SILL HEIGHT	QUANTITY	U-FACTOR	SHGC
	5'-0"	4'-0"	SLIDING	VINYL	YES	2'-8"	3	0.32	0.32
2	3'-0"	4'-0"	SLIDING	VINYL	YES	2'-8"	2	0.32	0.32
3	8'-0"	6'-0"	DOUBLE HUNG	VINYL	YES	0'-8"	1	0.32	0.32
4	2'-6"	2'-6"	FIXED	VINYL	YES	4'-2"	1	0.32	0.32
5	2'-6"	4'-0"	FIXED	VINYL	YES	2'-8"	6	0.32	0.32



(N) WINDOW 2 = 10 SF

(N) MASTER BEDROOM: 219 SF

REQUIRED: 7.56 SF PROVIDED: 10 SF

219 SF X 4% = 8.76 SF

(N) WINDOW 2 = 6 SF

(N) DOOR 3 = 43 SF

(N) DOOR 3 = 84 SF

REQUIRED: 8.76 SF

PROVIDED: 133 SF

189 SF X 8% = 15.12 SF (N) WINDOW 2 = 20 SF REQUIRED: 15.12 SF PROVIDED: 20 SF (N) MASTER BEDROOM: 219 SF

219 SF X 8% = 17.52 SF (N) WINDOW 2 = 12 SF (N) DOOR 3 = 43 SF (N) DOOR 5 = 112 SF

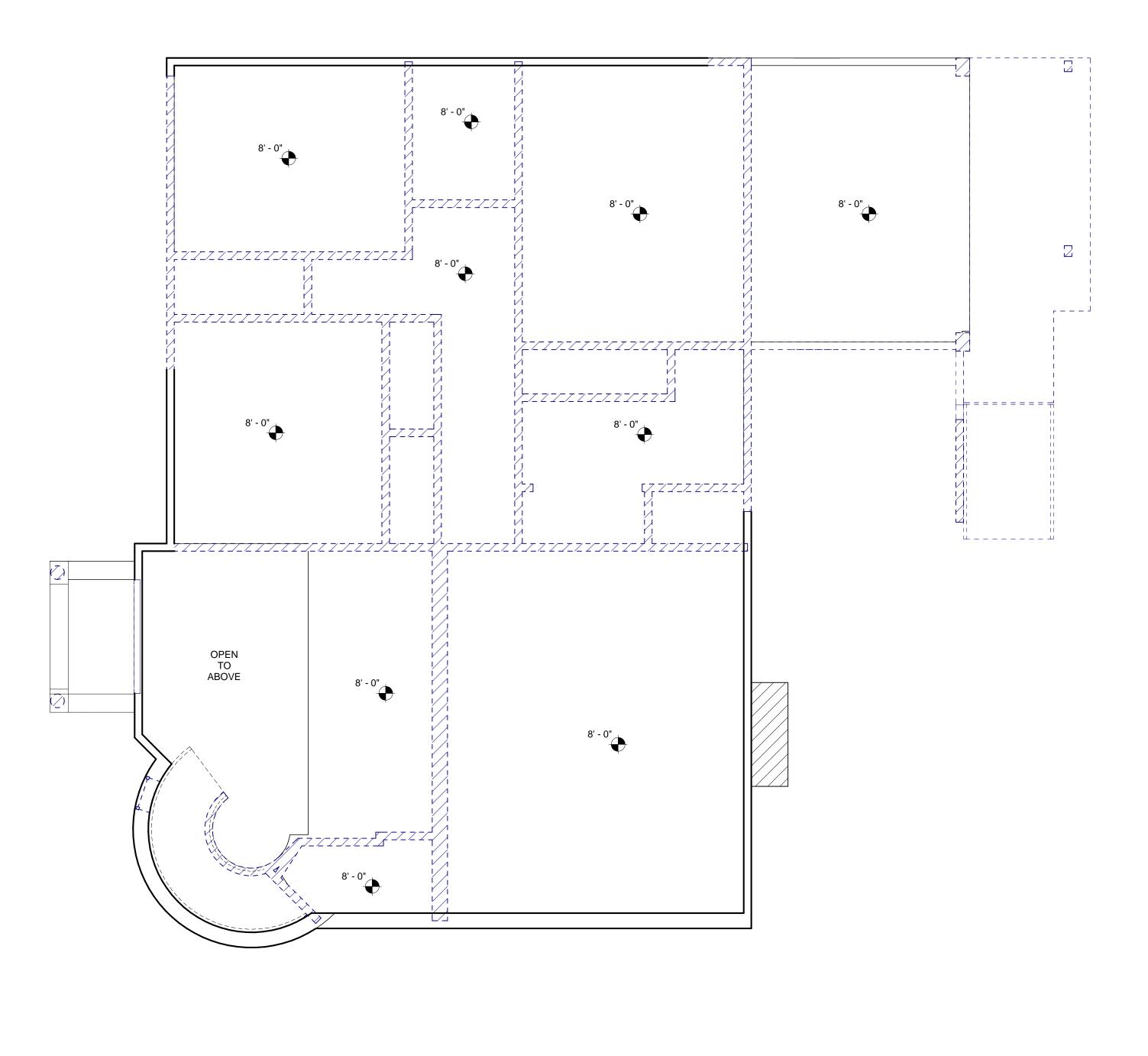
REQUIRED: 17.52 SF PROVIDED: 167 SF

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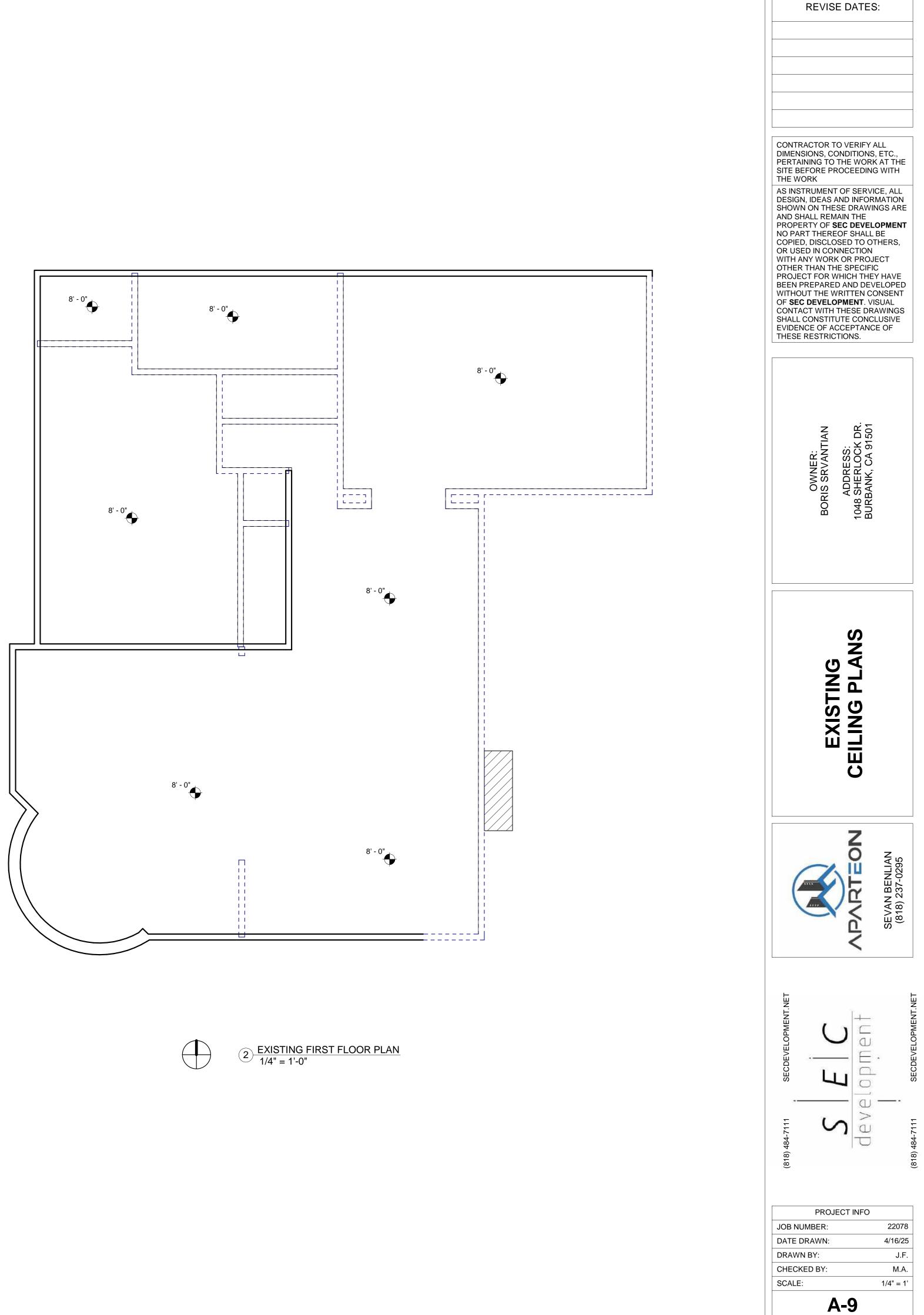
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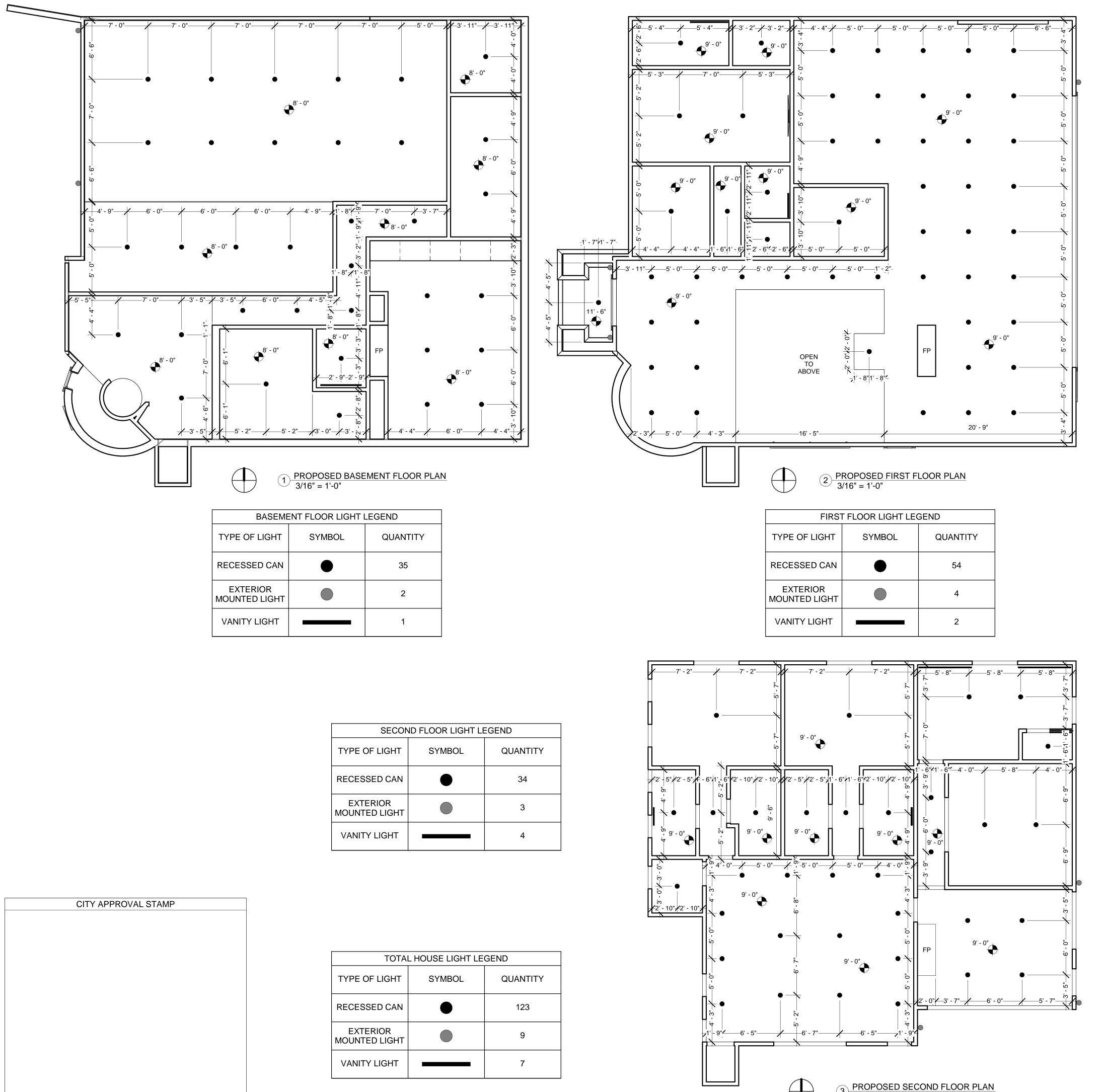
SCALE:	3/16" = 1'
CHECKED BY:	Л.Р. М.А.
DRAWN BY:	J.F.
DATE DRAWN:	4/16/25
JOB NUMBER:	22078
PROJECT INFO	



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1 EXISTING BASEMENT CEILING PLAN 1/4" = 1'-0"





SECOND FLOOR LIGHT LEGEND						
TYPE OF LIGHT	SYMBOL	QUANTIT				
RECESSED CAN		34				
EXTERIOR MOUNTED LIGHT		3				
VANITY LIGHT		4				

TOTAL HOUSE LIGHT LEGEND				
TYPE OF LIGHT	SYMBOL	QUANTIT		
RECESSED CAN		123		
EXTERIOR MOUNTED LIGHT		9		
VANITY LIGHT		7		

TABLE 150.0-A CLASSIFICATION OF HIGH LUMINOUS EFFICACY LIGHT SOURCES: AUTOMATICALLY CONSIDERED HIGH LUMINOUS EFFICACY MUST BE JA8 CERTIFIED/MARKED (DOES NOT REQUIRE JA8 CERTIFICATION) 7. ALL LIGHT SOURCES INSTALLED IN CEILING RECESSED I. LED LIGHT SOURCES INSTALLED OUTDOORS DOWNLIGHT LUMINAIRES: NOTE THAT CEILING-RECESSED DOWNLIGHT LUMINAIRES MUST NOT HAVE SCREW BASE SOCKETS REGARDLESS OF LAMP TYPE, AS SPECIFIED IN § 150.0(K)1C. 2. INSEPARABLE SOLID STATE LIGHTING (SSL) LUMINAIRES 8. ANYTHING NOT LISTED IN THIS TABLE CONTAINING COLORED LIGHT SOURCES THAT ARE INSTALLED TO PROVIDE DECORATIVE LIGHTING 3. PIN-BASED LINEAR FLUORESCENT OR COMPACT FLUORESCENTS WITH ELECTRONIC BALLASTS 4. HIGH-INTENSITY DISCHARGE (HID) LIGHT SOURCES INCLUDING PULSE START METAL HALIDE AND HIGH-PRESSURE SODIUM LIGHT SOURCES 5. LUMINAIRES WITH A HARDWIRED, HIGH-FREQUENCY GENERATOR AND INDUCTION LAMP 6. CEILING FAN LIGHTS KITS SUBJECT TO FEDERAL APPLIANCE REGULATIONS 6. CEILING FAN LIGHTS KITS SUBJECT TO FEDERAL APPLIANCE REGULATIONS

EXCEPTIONS: 1. INTEGRATED DEVICE LIGHTING: LIGHTING INTEGRAL TO EXHAUST FANS, KITCHEN RANGE HOODS, BATH VANITY MIRRORS AND GARAGE DOOR OPENERS 2. NAVIGATION LIGHTING: LIGHTING SUCH AS NIGHT LIGHTS, STEP LIGHTS AND PATH LIGHTS LESS THAN 5 WATTS

LUMENS PER WATT OR GREATER

DIMMER, VACANCY SENSOR CONTROL, LOW VOLTAGE WIRING OR FAN SPEED CONTROL. F. AUTOMATIC-OFF CONTROLS: WALK-IN CLOSETS HAVE BEEN ADDED IN ADDITION TO BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS AS SPACES REQUIRING AN OCCUPANCY/VACANCY SENSOR WITH AUTOMATIC-OFF FUNCTIONALITY. IT WAS CLARIFIED THAT LIGHTING IN OPAQUE-FRONTED DRAWERS AND CABINETRY MUST BE CONTROLLED WITH AUTOMATIC-OFF WHEN A DRAWER OR DOOR IS CLOSED.

3/16" = 1'-0"

#### TITLE 24 RESIDENTIAL LIGHTING STANDARDS PERMANENTLY INSTALLED LUMINAIRES THAT HAVE PLUG-IN OR HARDWIRED CONNECTIONS FOR ELECTRIC POWER MUST COMPLY WITH THE MANDATORY ENERGY REQUIREMENTS SUMMARIZED BELOW:

ROOM	% HIGH 1.2. EFFICACY	OPTIONS
KITCHEN	100%	
CABINET LIGHTING	100%	UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING.
BATHROOM	100%	VACANCY SENSOR <sup>4</sup>
GARAGE	100%	VACANCY SENSOR <sup>4</sup>
LAUNDRY ROOMS	100%	VACANCY SENSOR <sup>4</sup>
UTILITY ROOMS	100%	VACANCY SENSOR <sup>4</sup>
CLOSETS > 70 SF	100%	VACANCY SENSOR <sup>4</sup>
ALL OTHER ROOMS <sup>5</sup>	100%	VACANCY SENSOR <sup>4</sup>
EXTERIOR	100%	CONTROLLED BY MANUAL ON/OFF SWITCH, MOTION SENSOR, AND ONE OF THE FOLLOWING: INTEGRAL PHOTO CONTROL, ASTRONOMICAL TIME CLOCK, OR EMCS <sup>7</sup>

I. HIGH EFFICACY LIGHTING CONTAINS PIN-BASED SOCKETS AND INCLUDES FLUORESCENT WITH ELECTRONIC BALLASTS. METAL HALIDE, HIGH PRESSURE SODIUM, AND CERTIFIED LED LIGHTING. THE REQUIRED EFFICACY INCREASES WITH LAMP POWER (WATTAGE): <5 W = 30 LM/W; 5-15 = 40 LM/W; 15-40 = 50 LM/W; AND > 40 W = 60 LM/W. 2. LUMINAIRES RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION CONTACT (IC) AND RATED AND LABELED AS AIR TIGHT (AT).

3. 50% OF THE TOTAL LIGHTING WATTAGE (BASED ON THE MAX. LAMP RATING) IN A KITCHEN IS REQUIRED TO BE HIGH EFFICACY. THE LUMINAIRES THAT ARE NOT HIGH EFFICACY MUST BE CONTROLLED BY SEPARATE SWITCHES, ON SEPARATE CIRCUITS, FROM THOSE CONTROLLING THE HIGH EFFICACY LUMINAIRES. 4. A MANUAL-ON OCCUPANT SENSOR THAT CAN TURN LIGHTING OFF MANUALLY, OR AUTOMATICALLY WHEN NO ONE IS PRESENT WITHIN 30 MINUTES IS REQUIRED TO PERMIT THE USE OF INCANDESCENT FIXTURES. 5. INCLUDES BEDROOMS, LIVING, DINING AND FAMILY ROOMS, CLUB HOUSES, HOME OFFICES, AND ENCLOSED PATIOS. CLOSETS NOT LOCATED IN A HALLWAY THAT ARE LESS THAN 70 SF IN AREA ARE EXEMPT FROM THIS REQUIREMENT. 6. LIGHTS AROUND POOLS AND WATER FEATURES SUBJECT TO CALIFORNIA ELECTRICAL CODE ARTICLE 680 ARE EXEMPT

7. ENERGY MANAGEMENT CONTROL SYSTEM.

A. LUMINAIRE EFFICACY: ALL INSTALLED LUMINAIRES MUST MEET THE REQUIREMENTS IN TABLE 150.0-A.

3. CABINET LIGHTING: LIGHTING INTERNAL TO DRAWERS, CABINETRY AND LINEN CLOSETS WITH AN EFFICACY OF 45

B. SCREW-BASED LUMINAIRES MUST CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8.

C. RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS: THERE IS A NEW EXCEPTION TO THE AIRTIGHT LABELING AND INSTALLATION REQUIREMENTS FOR RECESSED LUMINAIRES THAT ARE EITHER MARKED FOR USE IN FIRE-RATED INSTALLATIONS OR ARE INSTALLED IN NON-INSULATED CEILINGS.

D. LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES: NO CHANGE, ALTHOUGH THIS SECTION HAS BEEN REORGANIZED.

E. BLANK ELECTRICAL BOXES: LANGUAGE IS ADDED ABOUT HOW THE BLANK ELECTRICAL BOXES MUST BE SERVED FOR

G. DIMMING CONTROLS: DIMMERS THAT ARE REQUIRED FOR LIGHTING IN HABITABLE SPACES (E.G., LIVING ROOMS, DINING ROOMS, KITCHENS, AND BEDROOMS) MUST HAVE READILY ACCESSIBLE DIMMING CONTROLS. FORWARD PHASE-CUT DIMMERS CONTROLLING LED LIGHT SOURCES IN THESE SPACES MUST COMPLY WITH NEMA SSL 7A. **EXCEPTIONS:** 

1. CEILING FANS WITH INTEGRATED LIGHTING MAY USE REMOTE CONTROL. 2. LUMINAIRES CONNECT TO A CIRCUIT IN WHICH THE CONTROLLED LIGHTING POWER IS <20 WATTS OR CONTROLLED BY AN OCCUPANCY/VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. 3. LIGHTING IS UNDER <5 WATTS FOR NAVIGATION (E.G., NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS), OR LIGHTING IS INTERNAL TO OPAQUE-FRONTED DRAWERS AND CABINETRY (WHICH MAY ALTERNATIVELY USE

AUTOMATIC-OFF CONTROLS). H. **INDEPENDENT CONTROLS:** THE FOLLOWING MUST BE CONTROLLED INDEPENDENTLY: - INTEGRATED LIGHTING OF EXHAUST FANS FROM THE FAN FUNCTION

- UNDERCABINET LIGHTING

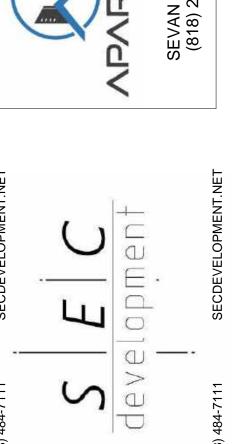
- UNDERSHELF LIGHTING - INTERIOR LIGHTING OF DISPLAY CABINETS

- SWITCHED OUTLETS

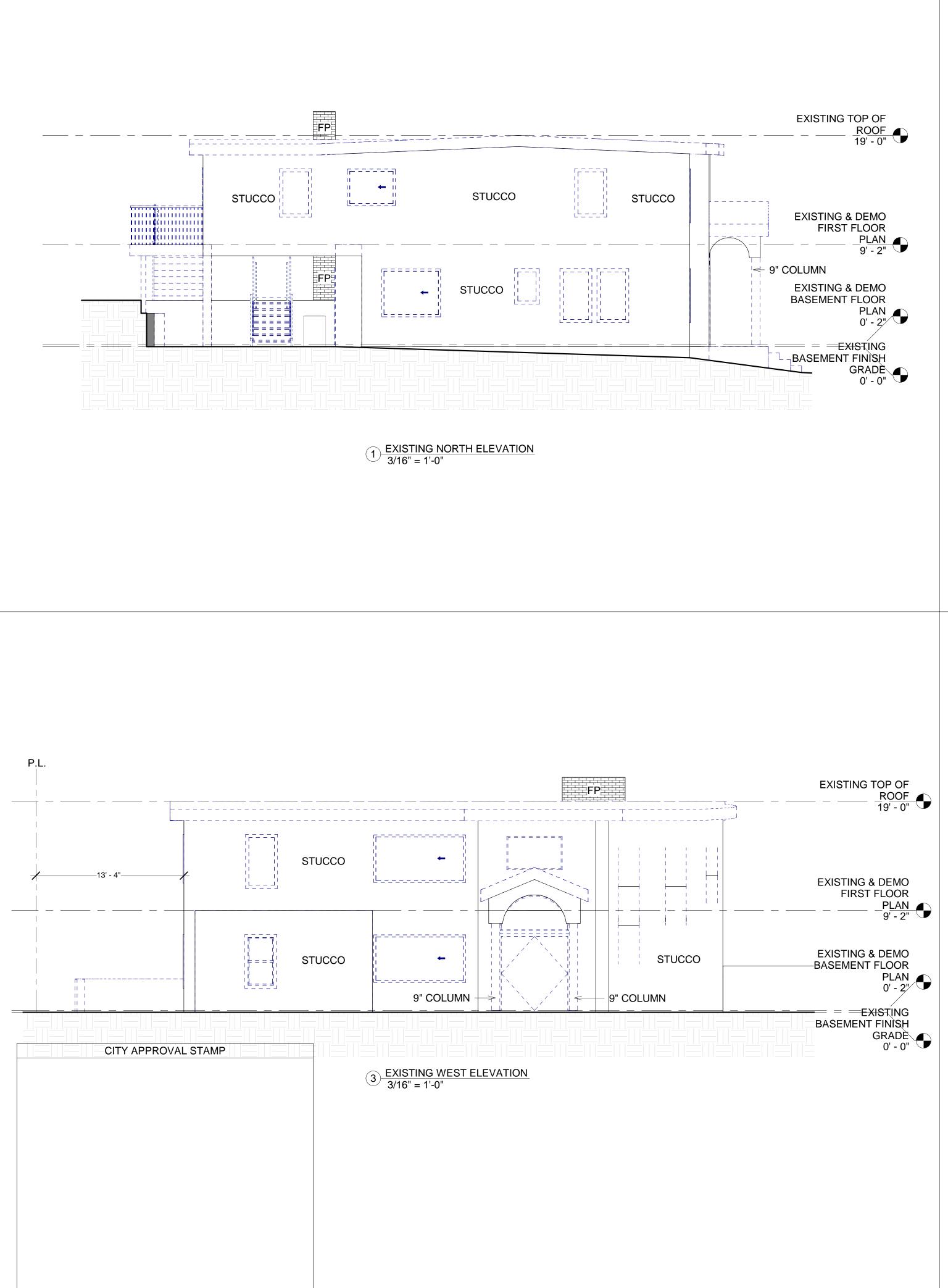
CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF SEC DEVELOPMENT NO PART THEREOF SHALL BE COPIED, DISCLOSED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

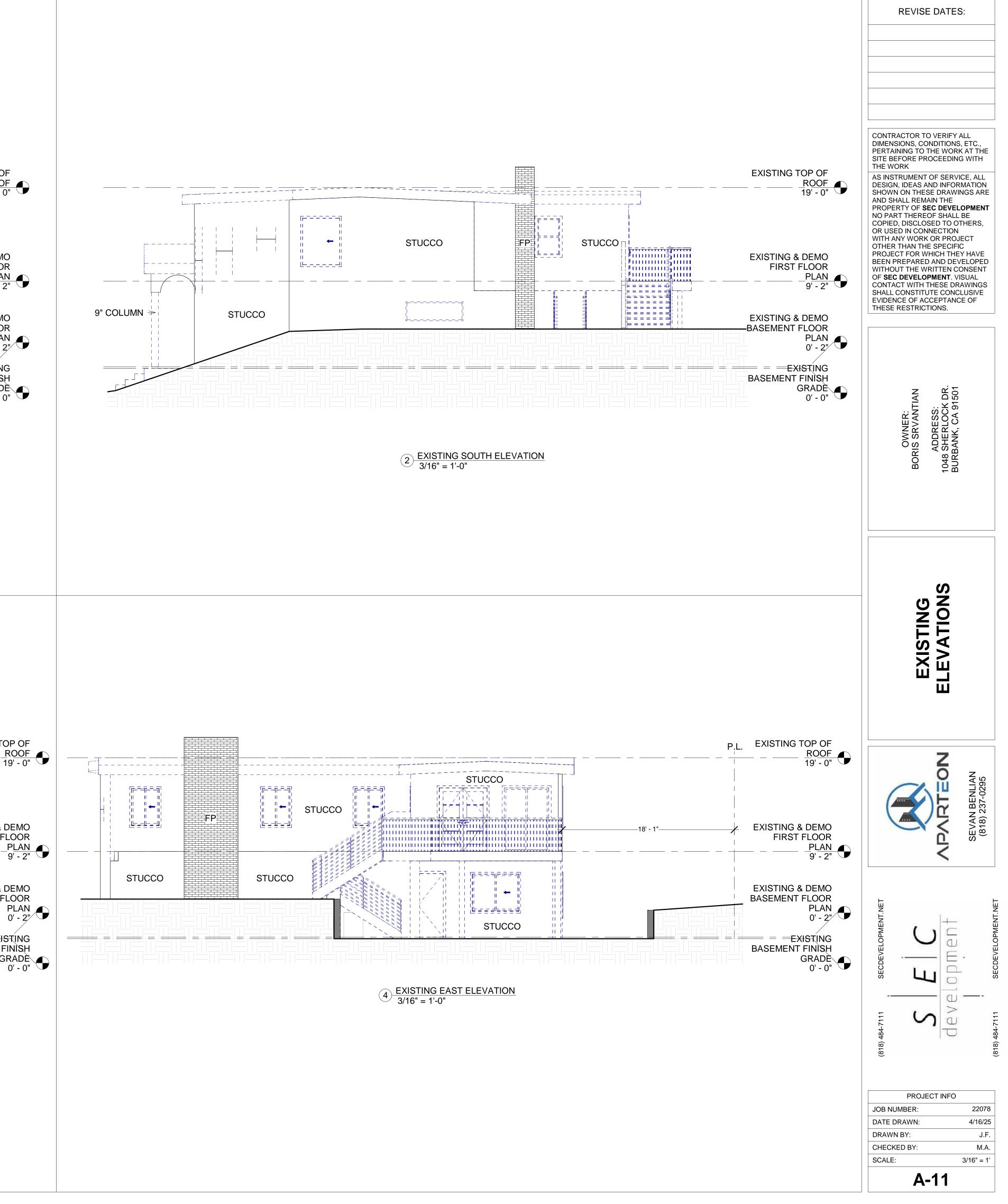


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PROJECT INFO			
JOB NUMBER:	22078		
DATE DRAWN:	4/16/25		
DRAWN BY:	J.F.		
CHECKED BY:	M.A.		
SCALE:	3/16" = 1'		
A-10			







**ELEVATION NOTES:** 

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

EXCEPTION: STAIN GLASS PANELS MAY BE INSTALLED PROVIDED A BACK PANEL OF TEMPERED GLASS IS INSTALLED BEIND THE STAINED GLASS-PANEL

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

+ UNENCLOSED ACCESSORY STRUCTURES ATTACHED TO BUILDING WITH HABITABLE SPACES SHALL BE A MINIMUM ONE-HOUR FIRE-RESISTIVE CONSTRUCTION, HEAVY TIMBER CONSTRUCTION, APPROVED NON-COMBUSTIBLE MATERIALS, OR FIRE-RETARDANT-TREATED WOOD.

# SEE MATERIALS SHEETS ON M-1 & M-2



CITY APPROVAL STAMP

861'-

856.33' -

851'-

848.92'-

841'—

SLOPE AVERAGE

831

822' 821.83'

861'-

856.33

851'-

848.92'-

841'-

# SEE MATERIALS SHEETS ON M-1 & M-2

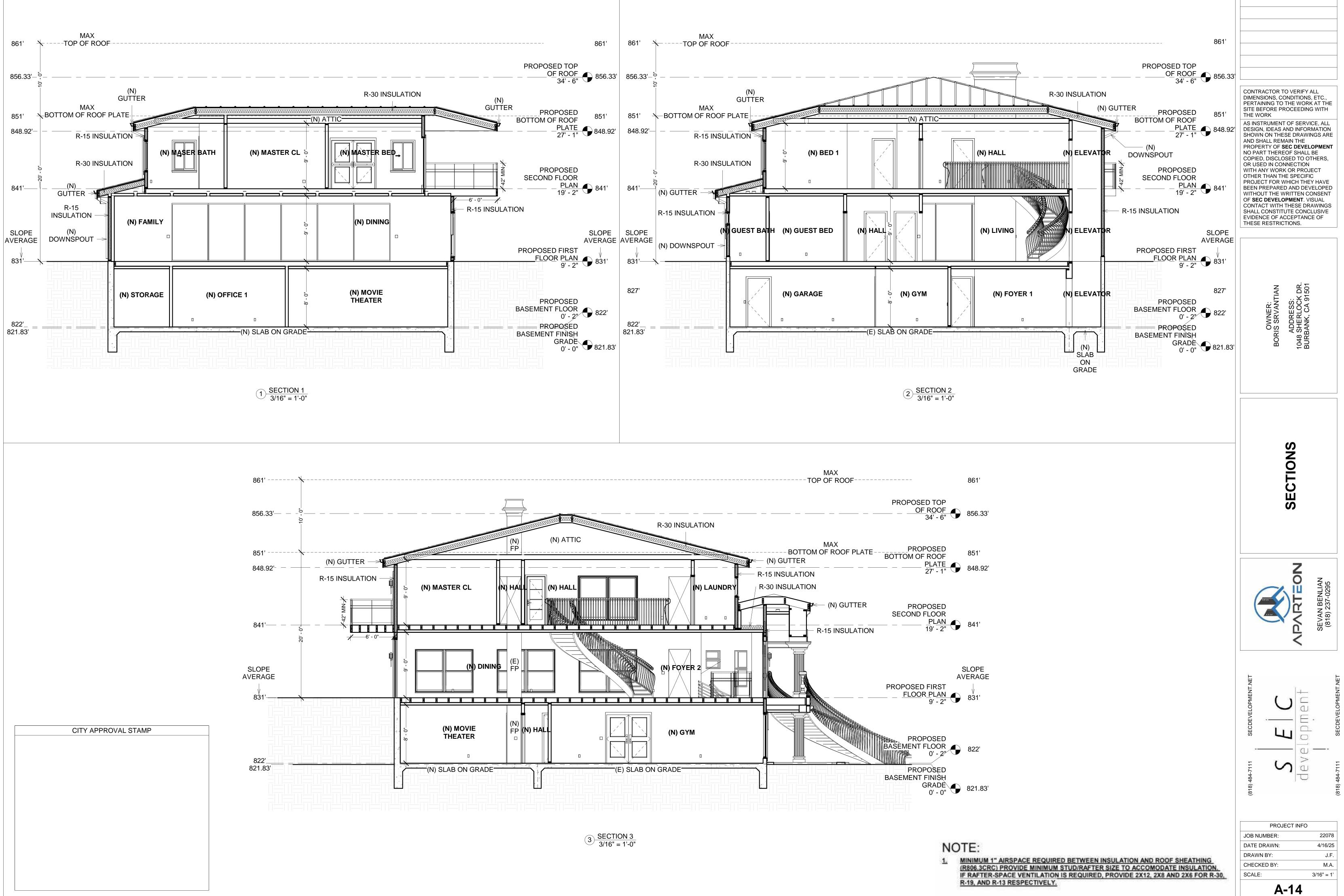
CITY APPROVAL STAMP

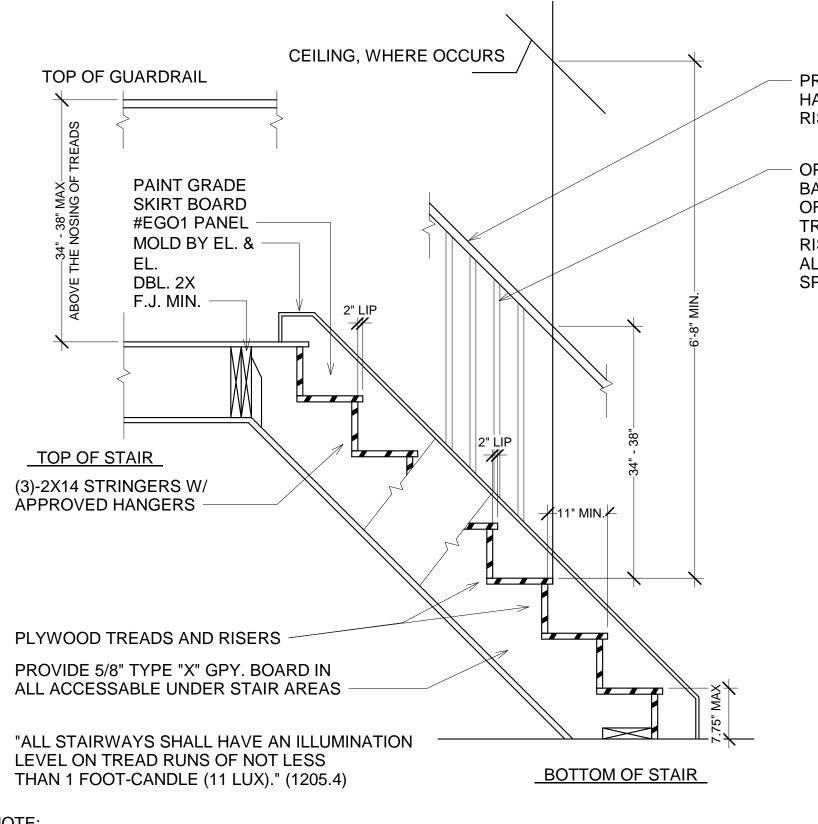
SLOPE AVERAGE 831'-











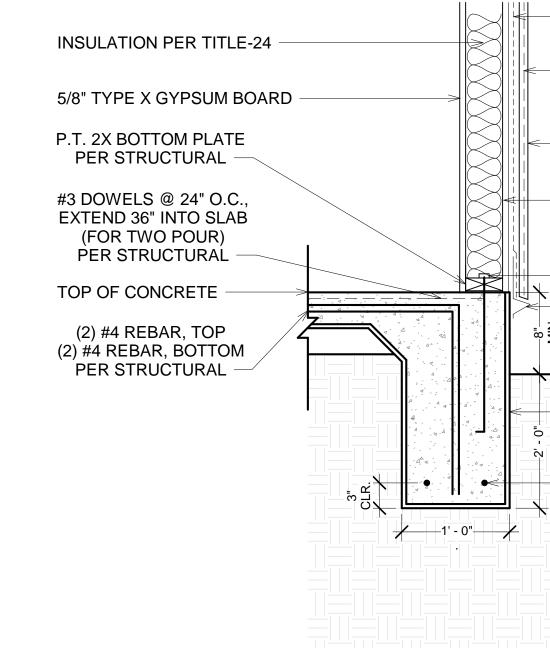
NOTE: - HANDRAIL GRIPS SHALL BE EITHER TYPE I OR TYPE II SPECIFIED IN SECTION R311.7.8.3 - RETURN HANDRAILS TO NEWEL POST OR WALL.

# 1. STAIR DETAIL (N.T.S.)

CITY APPROVAL STAMP

 PROVIDE A MINIMUM OF ONE CONTINOUS HANDRAIL ON STAIRWAYS WITH 4 OR MORE RISERS AND AT ALL OPEN SIDES.

OPENINGS BETWEEN INTERMEDIATE BALUSTERS SHALL NOT ALLOW THE PASSAGE OF A 4-3/8 IN. DIAMETER SPHERE. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL SHALL NOT ALLOW THE PASSAGE OF A 6-IN. DIAMETER SPHERE.



# 2. EXTERIOR WALL DETAIL (SLAB ON GRADE

		REVISE DATES:
METAL MESH 7/8" STUCCO 1/2" PLYWOOD 7/8" STUCCO 1/2" PLYWOOD FINISHED GRAD WEEP SCREED FINISHED GRAD VAPOR BARRIE	R	CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF <b>SEC DEVELOPMENT</b> NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF <b>SEC DEVELOPMENT</b> . VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.
PER STRUCTUR (2) #4 CONTINU REBAR TOP AND BOT PER STRUCTU	OUS FOM	OWNER: BORIS SRVANTIAN ADDRESS: 1048 SHERLOCK DR. BURBANK, CA 91501
DE) (N.T.S.)		DETAILS
		APARTERNIAN (818) 237-0295
		(818) 484-7111 SECDEVELOPMENT.NET $S \left[ E \right] C \left[ C \left[ C \right] C \left[ C \right] C \left[ C \left[ C \right] C \left[ C \right] C \left[ C \right] C \left[ C \left[ C \right] C \left[ C \right] C \left[ C \left[ C \right] C \left[ C \right] C \left[ C \left[ C \right] C \left[$
		PROJECT INFOJOB NUMBER:22078DATE DRAWN:4/16/25DRAWN BY:J.F.CHECKED BY:M.A.SCALE:N.T.S.A-15

	GENERAL NOTES:	ELECTRICAL NOTES: (PER
1. 2.	ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CBC, CRC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THIS JURISDICTION. SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING,	A. PANEL LOCATIONS PANELS SHALL NOT BE LOCATED IN THE VIC CLOSETS, OR IN BATHROOMS (CEC 240-24(D
3. 4. 5.	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 9-1-1-3302.3) WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.	B. NON-METALLIC SHEATHED CABLE (CEC 334) NON-METALLIC SHEATHED CABLE SHALL BE 1. PROTECTED BY RIGID METAL CONDU TUBING, SCHEDULE 80 PVC CONDUI SUBJECT TO PHYSICAL DAMAGE. (CE
6. 7.	TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. (BMC 9-1-1-3305) THE FINISH GRADE SHALL SLOPE A MIN. OF 5%, OR 6", TO A POINT 10 FEET FROM BUILDING FOUNDATION, OF TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES	PLATES OR SLEEVES ARE REQUIRED
8.	SHALL SLOPE A MINIMUM OF 2%. (CRC R401.3) THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2%. (CRC R403.1.7.3)	LADDERS ARE PROVIDED. (CEC 334.2
9. 10.	SEPERATE PERMIT SHALL BE OBTAINED FROM CITY PLUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY. THE CURRENT CODE IS THE 2020 LOS ANGELES COUNTY BUILDING CODE/RESIDENTIAL CODE.	4. PROTECTED BY GUARD STRIPS IN TH ARE PROVIDED. ACCESS PANELS OF CONSIDERED PERMANENT ACCESS
11. 12.	THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA STANDARDS CODE (2022 CBC, CMC, CPC & CEC) & LOCAL ORDINIANCES. AT THE TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS COMPENSATION	
13.	INSURANCE CERTIFICATE. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH THE CODE	C. CIRCUITS AND RECEPTACLES 1. RECEPTACLES SHALL BE INSTALLED SPACE IS MORE THAN 6 FT. FROM AN GREATER. NOTE: A FIXED PANEL OF
14.	REQUIREMENTS PRIOR TO REQUESTING INSPECTION. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS	2. IN KITCHENS, BREAKFAST ROOMS, P SHALL BE PROVIDED (CEC 210.11 (C) COUNTER SPACE RECEPTAC
15.	SOLID WASTE. SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION AND/OR REMODEL WORK. THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT OFFICE IS LOCATED AT 21865 COPLEY DRIVE IN DIAMOND BAR, PHONE NO. (909) 396-2000. BE ADVISED, SCAQMD MAY REQUIRE A 10 DAY WAIT PERIOD	- AT EACH WALL COUNTER S - NO MORE THAN 48 IN. OC. ( - MAXIMUM 24 IN. FROM THE - MAXIMUM 20 IN. ABOVE COU - ON ISLAND COUNTER SPAC
16.	PRIOR TO START OF WORK. FOR FIRTHER INFORMATION VISIT HTTP: //WWW.AQMD,GOV/DEFAULT.HTM SEDIMENTS AND ANY OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATEY AND MAY NOT BE WASHED OUT WITH RAIN OR ANY OTHER MEANS.	COUNTER SURFACE (CEC 21 A RANGE TOP OF SINK IS CO SPACES (CEC 210.52 (C)(2)). - ON PENINSULAR COUNTER BELOW COUNTER SURFACE
17. 18.	STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE	3. BATHROOMS SHALL HAVE A SEPARA WALL RECEPTCLE WITHIN 36 IN. OF E 4. LAUNDRY ROOMS SHALL HAVE A SE
19.	TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR	SHALL BE PROVIDED (CEC 210.11 (C) (CEC 210.52(H)). 5. IN GARAGES, AT LEAST ONE GFCI RE
	LISTINGS AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEAN UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.	(CEC 210.52 (G)). ALL OTHER GARAGE OR THAT ARE NOT READILY ACCESS
20.	THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THESE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.	<ol> <li>IN HALLWAYS OF 10 FT. OR MORE IN (CEC 210.52 (H)).</li> <li>OUTDOOR OUTLETS SHALL BE GFCI</li> </ol>
21. 22.	NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING, WHICH WILL EXCEED THE QUANTITIES LISTED IN CBC TABLE 414.2.5 (1). OCCUPANCY CLASSIFICATION TOWNHOUSE:	FRONT OF THE DWELLING AND ONE ACCESSIBLE AT GRADE LEVEL AND M 8. ALL CRAWL SPACE RECEPTACLES S
	+ TOWNHOUSES SHALL BE SEPARATED BY TWO 1-HOUR FIRERESISTANCE-RATED WALL ASSEMBLIES COMPLYING WITH THE REQUIREMENTS OF SECTION R302.1 FOR EXTERIOR WALLS. A COMMON 1-HOUR FIRE RESISTANCE-RATED WALL ASSEMBLY IS PERMITTED IF SUCH WALLS DO NOT CONTAIN PLUMBING OR	9. ALL UNFINISHED BASEMENT RECEPT ACCESSIBLE OR ARE SERVICE A DEE 10. ALL RECEPTACLES WITHIN 6FT. OF A
	MECHANICAL EQUIPMENT, DUCTS BUILDING AND RESIDENTIAL CODE REQUIREMENTS NOTES:	(CEC 210.8(A)(7)). 11. ALL RECEPTACLES ON 15A OR 20A B LIVING ROOMS, PARLORS, LIBRARIES
Α.	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,	CLOSETS, HALLWAYS OR SIMILAR RO ARC-FAULT CIRCUIT INTERRUPTERS
	PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOKUP. 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	(CEC 210.12(B)). 12. ALL RECEPTACLES SERVING APPLIA ON A SEPARATE CIRCUIT. 13. FOR HVAC EQUIPMENT, A SEPARATE
В.	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)	THE EQUIPMENT SHALL BE PROVIDE AN UNDER FLOOR AREA, THE RECET D. LIGHTING (CEC 210.70) 1. SWITCHED LIGHTING SHALL BE INST.
C.	(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	- ALL HABITABLE ROOMS, BA - AT ALL OUTDOOR ENTRANC - IN ALL ATTICS, UNDER FLOO
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	STORAGE, - NEAR HVAC EQUIPMENT IN
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	SWITCH AT THE ACCESS POI 2. LIGHTING INSTALLED IN A CLOSET SI FIXTURE OR A SURFACE MOUNTED I
F. G.	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	OR RECESSED INCANDESCENT FIXT INCANDESCENT LIGHTING SHALL BE A STORAGE SPACE. SURFACE FLUOI INSTALLED A MINIMUM OF 6 IN. FROM
H.	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, LAPC	E. FANS IN BATHROOMS CONTAINING TUBS OR SHOW INSTALLED (ENERGY STANDARDS 150 (O)).
Ι.	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	F. SMOKE ALARMS IN NEW CONSTRUCTION, SMOKE ALARMS SH WIRING. THE WIRING SHALL BE PERMANENT THAN THOSE REQUIRED FOR OVERCURREN
J.	54" ABOVE THE FLOOR. 6109 OF LABC 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	BUILD
K.	AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. R309.4L. 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	1.       PROVIDE A CLASS A, B OR C FIRE-RETARDAI         2.       GLAZING IN THE FOLLOWING LOCATIONS SH         LOADS OF SECTION R308.3 (SEE EXCEPTION         A.       FIXED AND OPERABLE PANEL
L.	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	B. GLAZING IN AN INDIVIDUAL FI NEAREST VERTICAL EDGE IS DOOR IN A CLOSED POSITION THE FLOOR OR WALKING SU
М.	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	C. GLAZING IN AN INDIVIDUAL FI CONDITIONS: 1) EXPOSED AREA OF 2) BOTTOM EDGE LES
N.	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	3) TOP EDGE GREATE 4) ONE OR MORE WA GLAZING.
0. P.	PROVIDE (70) (72) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER- RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1210.2.3, 2406.4.5, R307.2, R308.4) SPRINKLER SYSTEM MUST BE APPROVED BY THE MECHANICAL DIVISION PRIOR TO INSTALLATION. A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED. THE ALARM SYSTEM MUST BE APPROVED BY	3. GLAZING WHERE THE BOTTOM EXPOSED ED PLANE OF THE ADJACENT WALKING SURFAC AND RAMPS.
Q. S.	THE FIRE DEPARTMENT AND ELECTRICAL PLAN CHECK PRIOR TO INSTALLATION. (LAMC 57.122) CARBON MONOXIDE ALARM IS REQUIRED. (915.4, R315)	<ol> <li>LOTS SHALL BE GRADED TO DRAIN SURFAC FALL OF 6 INCHES WITHIN THE FIRST 10 FEE</li> <li>DAMPPROOFING, WHERE REQUIRED, SHALL R406.1.</li> </ol>
		<ul> <li>6. BUILDINGS SHALL HAVE APPROVED ADDRES</li> <li>IDENTIFICATION PLACED IN A POSITION THAT</li> <li>FRONTING THE PROPERTY. (R319.1)</li> </ul>
		7. PROTECTION OF WOOD AND WOOD BASED LOCATIONS SPECIFIED PER SECTION R317.1 PRESERVATIVE-TREATED IN ACCORDANCE
		<ul> <li>AND END USE. PRESERVATIVES SHALL BE LI</li> <li>8. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE AND DOORS. EXCEPTION: MAINTENANCE CONTRACT</li> </ul>
		COVENANT AND AGREE WITH THE CITY OF L GRAFFITI BEING APPLIED. (6306)
	CITY APPROVAL STAMP	FIRE DEF           1.         APPROVED BUILDING ADDRESS NUMBERS, E
		SHALL BE PROVIDED AND MAINTAINED SO A FRONTING THE PROPERTY. THE NUMBERS S NUMERALS OR ALPHABET LETTERS, AND BE
		OF 0.5 INCH. FIRE CODE 505.1 2. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4
		WATER WORKS ASSOCIATION STANDARD C ACCORDANCE WITH THE COUNTY OF LOS A 3. THE MEANS OF EGRESS, AND EXIT DISCHAR
		<ul> <li>OCCUPIED WITH A LIGHT INTENSITY OF NOT BUILDING CODE 1006.2</li> <li>THE POWER SUPPLY FOR MEANS OF EGRES PREMISES ELECTRICAL SUPPLY. IN THE EVE</li> </ul>
		SYSTEM SHALL PROVIDE POWER FOR A DUP STORAGE BATTERIES, UNIT EQUIPMENT OR
		AND SHALL PROVIDE A CLEAR WIDTH OF NO LESS THAN 80 INCHES, BUILDING CODE 1008
		<ol> <li>EGRESS DOORS SHALL BE READILY OPENAE ANY SPECIAL KNOWLEDGE OR EFFORT. BUII</li> <li>EXITS, EXIT ACCESS DOORS AND PATHS OF</li> </ol>
		OCCUPANTS SHALL BE MARKED BY AN APPF DIRECTION OF EGRESS TRAVEL. EXIT SIGNS BUILDING CODE 1011
		8. DUMPSTER AND CONTAINERS WITH AN INDI STORED IN BUILDINGS OR PLACED WITHIN 5 ROOF EAVES, UNLESS AREAS CONTAINING I
		APPROVED AUTOMATIC FIRE SPRINKLER SY

## (PER 2022 CALIFORNIA ELECTRICAL CODE)

COMPLIANCE INFORMATION: THE BUILDER SHALL LEAVE IN THE BUILDING, COPIES OF THE COMPLETED, ICINITY OF EASILY IGNITABLE MATERIAL, SUCH AS CLOTHES SIGNED AND SUBMITTED COMPLIANCE DOCUMENTS FOR THE BUILDING OWNER AT OCCUPANCY. FOR LOW-RISE RESIDENTIAL BUILDINGS, SUCH INFORMATION SHALL, AT A MINIMUM, INCLUDE COPIES OF ALL CERTIFICATE OF COMPLIANCE, CERTIFICATE OF INSTALLATION, AND CERTIFICATE OF VERIFICATION DOCUMENTATION SUBMITTED. [10-103(B)1] IDUIT. INTERMEDIATE METAL CONDUIT. ELECTRICAL METALLIC OPERATING INFORMATION: THE BUILDER SHALL PROVIDE THE BUILDING OWNER AT OCCUPANCY, OPERATING UIT, PIPE, OR OTHER MEANS WHEN CABLE IS EXPOSED OR INFORMATION FOR ALL APPLICABLE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES INSTALLED IN THE BUILDING. OPERATING INFORMATION SHALL INCLUDE INSTRUCTIONS ON HOW TO CEC 334.15(B)) PLATE OR SLEEVE, OR BE NOT LESS THAN 1-1/4 INCH FROM THE OPERATE THE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES CORRECTLY AND MEMBER, WHEN INSTALLED THROUGH FRAMING MEMBERS. STEEL EFFICIENTLY. THE INSTRUCTIONS SHALL BE CONSISTENT WITH SPECIFICATIONS SET FORTH BY THE ED ON ALL DOUBLE SHEAR WALLS WHEN CABLE IS INSTALLED EXECUTIVE DIRECTOR. FOR RESIDENTIAL BUILDINGS, SUCH INFORMATION SHALL BE CONTAINED IN A FOLDER OR MANUAL WHICH O FRAMING MEMBERS (CEC 334.17). THIN 6FT OF AN ATTIC ACCESS WHEN NO PERMANENT STAIRS OR PROVIDES ALL CERTIFICATE OF COMPLIANCE, CERTIFICATE OF INSTALLATION, AND CERTIFICATE OF 34.23, 320.23) VERIFICATION DOCUMENTATIONS. THIS OPERATING INFORMATION SHALL BE IN PAPER OR ELECTRONIC THE ENTIRE ATTIC WHEN PERMANENT STAIRS OR LADDERS FORMAT [10-103(B)2] MAINTENANCE INFORMATION: THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY OR DOORS FROM THE SECOND FLOOR INTO THE ATTIC ARE SS AND GUARD STRIPS ARE REQUIRED IN THE ENTIRE ATTIC. MAINTENANCE INFORMATION FOR ALL FEATURES, MATERIALS, COMPONENTS, AND MANUFACTURED DEVICES SS THAN 5 TIMES THE DIAMETER OF THE CABLE (CEC 334.24). THAT REQUIRE ROUTINE MAINTENANCE FOR EFFICIENT OPERATION. REQUIRED ROUTINE MAINTENANCE XCEEDING 4-1/2 FEET AND WITHIN 12" OF EVERY OUTLET BOX, ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING, BY TITLE AND/OR PUBLICATION NUMBER, THE OPERATION AND NG (CEC 334.30). MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF FEATURE, MATERIAL, COMPONENT OR ED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL MANUFACTURED DEVICE. [10-103(B)3] AN OUTLET, INCLUDING ANY WALL SPACE 2 FT. WIDE OR VENTILATION INFORMATION: THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY, A OF A SLIDING GLASS DOOR IS CONSIDERED WALL SPACE. DESCRIPTION OF THE QUANTITIES OF OUTDOOR AIR THAT THE VENTILATION SYSTEM(S) ARE DESIGNED TO PROVIDE TO THE BUILDING'S CONDITIONED SPACE, AND INSTRUCTIONS FOR PROPER OPERATION AND , PANTRIES AND DINING ROOMS A MINIMUM OF 2-20A CICUITS MAINTENANCE OF THE VENTILATION SYSTEM. [10-103(B)4] ACLES SHALL BE GFCI (CEC 210.8 (A)) AND INSTALLED: ALL SYSTEMS, EQUIPMENT, APPLIANCES AND BUILDING COMPONENTS SHALL COMPLY WITH THE APPLICABLE R SPACE THAT IS 12 IN. OR GREATER (CEC 210.52 (C)(1)); MANUFACTURING, CONSTRUCTION, AND INSTALLATION PROVISIONS OF SECTIONS 110.0 THROUGH 110.11 FOR NEWLY CONSTRUCTED BUILDINGS. (CEC 210.52 (C)(1)); ANY APPLIANCE REGULATED BY THE APPLIANCE EFFICIENCY REGULATIONS, TITLE 20 CALIFORNIA CODE OF E END OF THE COUNTER (CEC 210.52 (C)(1)); OUNTER SURFACE (CEC 210.52 (C)(5)); REGULATIONS, SECTION 1601 ET SEQ., MAY BE INSTALLED ONLY IF THE APPLIANCE FULLY COMPLIES WITH ACES (ONE RECEPTACLE MIN.) NOT MORE THAN 12 IN. BELOW SECTION 1608(A) OF THOSE REGULATIONS. [110.1(A)] 210.52 (C)(5) EXCEPTION). AN ISLAND WITH LESS THAN 12" BEHIND SERVICE WATER-HEATING SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC TEMPERATURE CONTROLS CAPABLE OF ADJUSTMENT FROM THE LOWEST TO THE HIGHEST ACCEPTABLE TEMPERATURE SETTINGS FOR ONSIDERED AS DIVIGING THE COUNTERTOP INTO TWO SEPARATE THE INTENDED USE AS LISTED IN TABLE 3, CHAPTER 50 OF THE ASHRAE HANDBOOK, HVAC APPLICATIONS R SPACES (ONE RECEPTACLE MIN.) NOT MORE THAN 12 IN. VOLUME, [110.3(A)1] ON SYSTEMS THAT HAVE A TOTAL CAPACITY GREATER THAN 167,000 BTU/HR, OUTLETS THAT REQUIRE E (CEC) 210.52 (C)(5) EXCEPTION)); HIGHER THAN SERVICE WATER TEMPERATURES AS LISTED IN THE ASHRAE HANDBOOK, APPLICATIONS RATE 20A CIRCUIT (CEC 210.11 (C)(3)) WITH AT LEAST ONE GFCI VOLUME, SHALL HAVE SEPARATE REMOTE HEATERS, HEAT EXCHANGERS, OR BOOSTERS TO SUPPLY THE F EACH BASIN (CEC 210.8 (A)(1); CEC 210.52 (D)). SEPARATE 20A CIRCUIT WITH AT LEAST ONE RECEPTACLE OUTLET WITH THE HIGHER TEMPERATURE. [110.3(C)1] SERVICE HOT WATER SYSTEMS WITH CIRCULATING PUMPS OR WITH ELECTRICAL HEAT TRACE SYSTEMS (C)(2)). ALL RECEPTACLES WITHIN 6 FT. OF A SINK SHALL BE GFCI 10. SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE SYSTEM. [110.3(C)2] RECEPTACLE SHALL BE PROVIDED CONTROLS FOR SERVICE WATER-HEATING SYSTEMS SHALL LIMIT THE OUTLET TEMPERATURE AT PUBLIC

GE RECEPTACLES EXCEPT THOSE DEDICATED TO AN APPLIANCE SSIBLE SHALL BE GFCI. (CEC 210.8 (A)(2)) IN LENGTH, AT LEAST ONE RECEPTACLE SHALL BE PROVIDED

CI (CEC 210.8 (3)). ONE OUTLET SHALL BE INSTALLED AT THE E AT THE REAR OF THE DWELLING. RECEPTACLES SHALL BE NOT MORE THAN 6-1/2 FT. ABOVE GRADE (CEC 210.52 (E)). S SHALL BE GFCI (CEC 210.8(A)(4)) PTACLES SHALL BE GFCI UNLESS THEY ARE NOT READILY EDICATED APPLIANCE (CEC 210.8 (A)(5)).

A WET BAR SHALL BE GFCI BRANCH CIRCUITS THAT SUPPLY FAMILY ROOMS, DINING ROOMS, IES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, ROOMS OR AREAS SHALL BE PROTECTED BY COMBINATION-TYPE RS (AFCI), INCLUDING SWITCHED OUTLETS

LIANCES OR MOTORS WITH A RATING OF 1 HP OR 6 AMPS SHALL BE 15.

TE 15A OR 20A CIRCUIT WITH AN ACCESSIBLE RECEPTACLE AT DED WITHIN 25 FT OF THE EQUIPMENT (CEC 210.63). IF LOCATED IN ETACLE SHALL BE GFCI (CEC 210.8 (4)).

STALLED IN

BATHROOMS, HALLWAYS, AND STAIRWAYS AT EACH LEVEL, NCES AND EXITS,

OOR AREAS, UTILITY ROOMS AND BASEMENTS USED FOR

IN ATTIC, UNDER FLOOR AREAS, ROOMS OR BASEMENTS, WITH A SHALL BE A SURFACE MOUNTED OR RECESSED FLUORESCENT INCANDESCENT FIXTURE WITH COMPLETELY ENCLOSED LAMPS

TURE WITH COMPLETELY ENCLOSED LAMPS. SURFACE BE INSTALLED A MINIMUM OF 12 IN. FROM THE NEAREST POINT OF ORESCENT LIGHTING AND RECESSED LIGHTING SHALL BE OM THE NEAREST POINT OF A STORAGE SPACE. (CEC 410.8. (D)).

OWERS, A FAN CAPABLE OF EXHAUSTING 50 CFM SHALL BE

#### SHALL RECIEVE THEIR PRIMARY POWER FROM THE BUILDING NT AND INSTALLED WITHOUT A DISCONNECTING SWITCH OTHER ENT PROTECTION (CRC R314.4).

## DING ENVELOPE:

DANT ROOF COVERING PER SECTION R902.1.

SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT ONS) (R308.4): IELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES. . FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE

ION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE IRFACE. . FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING

OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET. ESS THAN 18 INCHES ABOVE THE FLOOR. TER THAN 36 INCHES ABOVE THE FLOOR.

VALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE

EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE ACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS

ACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM EET (R401.3). LL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION

ESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING HAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD

D PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE 7.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS E WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE LISTED IN SECTION 4 OF AWPA U1.

IE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS E OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE

## EPARTMENT NOTES:

, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION ) AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH

(4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ANGELES FIRE DEPARTMENT REGULATION 8 ARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS

OT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL. ESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE

VENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER URATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF OR AN ON-SITE GENERATOR. BUILDING CODE 1006.3 NING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF NOT LESS THAN 32 INCHES. THE HEIGHT OF DOORS SHALL NOT BE

ABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR UILDING CODE 1008.1.9

OF EGRESS TRAVEL THAT IS NOT IMMEDIATELY VISIBLE TO THE PROVED EXIT SIGN THAT IS READILY VISIBLE FROM THE ANY NS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

DIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE N 5 FEET OF CONMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE G DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN SYSTEM. FIRE CODE 304.3.3

LAVATORIES TO 110°F. [110.3(C)3] 12. UNFIRED SERVICE WATER-HEATER STORAGE TANKS AND BACKUP TANKS FOR SOLAR WATER-HEATING SYSTEMS SHALL HAVE:

**GENERAL NOTES:** 

- EXTERNAL INSULATION WITH AN INSTALLED R-VALUE OF AT LEAST R-12, OR INTERNAL AND EXTERNAL INSULATION WITH A COMBINED R-VALUE OF AT LEAST R-16, OR
- THE HEAT LOSS OF THE TANK SURFACE BASED ON AN 80<sup>+</sup> WATER-AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 BTU/HR PER SQUARE FOOT. [110.3 (C)4] 13. FOR NONRESIDENTIAL, HIGH-RISE RESIDENTIAL, AND HOTEL/MOTEL BUILDINGS, SPACE CONDITIONING
- SYSTEMS SHALL MEET THE EFFICIENCY STANDARDS SPECIFIED SECTION 120.2. CONTINUOUSLY BURNING PILOT LIGHT SHALL BE PROHIBITED FOR THE FOLLOWING NATURAL GAS SYSTEM 14. OR EQUIPMENT LISTED BELOW: [110.5]
  - FAN-TYPE CENTRAL FURNACES HOUSEHOLD COOKING APPLIANCES, EXCEPT FOR HOUSEHOLD COOKING APPLIANCES WITHOUT AN ELECTRICAL SUPPLY VOLTAGE CONNECTION AND IN WHICH EACH PILOT CONSUMES LESS THAN 150 BTU/HR
  - POOL HEATERS
- SPA HEATERS ANY POOL OR SPA HEATING SYSTEM OR EQUIPMENT SHALL: [110.4]
- A THERMAL EFFICIENCY THAT COMPLIES WITH THE APPLIANCE EFFICIENCY REGULATIONS HAVE A READILY ACCESSIBLE ON-OFF SWITCH, MOUNTED ON THE OUTSIDE OF THE HEATER THAT ALLOWS SHUTTING OFF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT SETTING.
- HAVE A COVER FOR OUTDOOR POOLS OR SPAS THAT HAVE A HEAT PUMP OR GAS HEATER. HAVE A PERMANENT, EASILY READABLE, AND WEATHERPROOF INSTRUCTION CARD THAT GIVES
- INSTRUCTIONS FOR THE ENERGY EFFICIENT OPERATION OF THE POOL OR SPA HEATER AND FOR THE PROPER CARE OF POOL OR SPA WATER WHEN A COVER IS USED.
- SUCTION AND RETURN LINES, OR BUILT-IN OR BUILT-UP CONNECTIONS SHALL BE INSTALLED TO ALLOW FOR THE FUTURE ADDITION OF SOLAR HEATING EQUIPMENT.
- HAVE DIRECTIONAL INLETS FOR THE POOL OR SPA THAT ADEQUATELY MIX THE POOL WATER. A TIME SWITCH OR SIMILAR CONTROL MECHANISM SHALL BE INSTALLED AS PART OF A POOL WATER CIRCULATION CONTROL SYSTEM THAT WILL ALLOW ALL PUMPS TO BE SET OR PROGRAMMED TO RUN ONLY DURING THE OFF-PEAK ELECTRIC DEMAND PERIOD AND FOR THE MINIMUM TIME NECESSARY TO MAINTAIN THE WATER IN THE CONDITION REQUIRED BY APPLICABLE PUBLIC HEALTH STANDARDS.

MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL HAVE AIR INFILTRATION RATES 16. NOT EXCEEDING 0.3 CEM/FT2 OF WINDOW AREA, 0.3 CEM/FT2 OF RESIDENTIAL DOOR AREA, 0.3 CEM/FT2 OF NONRESIDENTIAL SINGLE DOOR AREA, AND 1.0 CFM/FT2 OF NONRESIDENTIAL DOUBLE DOOR AREA. [110.6(A)1] 17. FENESTRATION PRODUCTS SHALL BE RATED IN ACCORDANCE WITH NFRC 100 FOR U-FACTOR, NFRC 200 FOR

- SHGC, AND VT OR USE THE APPLICABLE DEFAULT VALUE. FENESTRATION PRODUCTS SHALL HAVE A TEMPORARY LABEL FOR MANUFACTURED FENESTRATION PRODUCTS OR A LABEL CERTIFICATE WHEN THE COMPONENT MODELING APPROACH IS USED AND FOR SITE-BUILT FENESTRATION MEETING THE REQUIREMENTS OF SECTION 10-111(A)1. [110.6(A)2, 110.6(A)3, 110.6(A)4, 110.6(A)5]
- FIELD-FABRICATED FENESTRATION PRODUCTS AND EXTERIOR DOORS, OTHER THAN UNFRAMED GLASS 18. DOORS AND FIRE DOORS, SHALL BE CAULKED BETWEEN THE FENESTRATION PRODUCTS OR EXTERIOR DOOR AND THE BUILDING, AND SHALL BE WEATHERSTRIPPED. [110.6(B)]
- JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. [110.7] INSULATION SHALL BE CERTIFIED BY DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHING
- AND THERMAL INSULATION THAT THE INSULATION CONDUCTIVE THERMAL PERFORMANCE IS APPROVED PURSUANT TO THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12, CHAPTER 12-13, ARTICLE 3, "STANDARDS FOR INSULATING MATERIAL." [110.8(A)]
- UREA FORMALDEHYDE FOAM INSULATION MAY ONLY BE USED IN EXTERIOR SIDE WALLS, AND REQUIRES A FOUR-MIL-THICK PLASTIC POLYETHYLENE VAPOR BARRIER BETWEEN THE UREA FORMALDEHYDE FOAM INSULATION AND THE INTERIOR SPACE IN ALL APPLICATIONS. [110.8(B)]
- INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE 22. DENSITY REQUIREMENTS OF THE CBC. [110.8(C)] INSULATION INSTALLED ON AN EXISTING SPACE CONDITIONING DUCT, IT SHALL COMPLY WITH SECTION 604.0 23.
- OF THE CMC. [110.8(D)3] EXTERNAL INSULATION INSTALLED ON AN EXISTING UNFIRED WATER STORAGE TANK OR ON AN EXISTING BACK-UP TANK FOR A SOLAR WATER-HEATING SYSTEM, IT SHALL HAVE AN R-VALUE OF AT LEAST R-12, OR THE HEAT LOSS OF THE TANK SURFACE BASED ON AN 80 EF WATER-AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 BTU PER HOUR PER SQUARE FOOT. [110.8(D)2]

## STORM WATER MANAGEMENT:

- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WINDS. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE
- DISPOSED OF AS SOLID WASTE. TRASH AND CONSTRUCTOIN RELATED SOLID WASTES MUST BE DEPOSITED INTO A CONVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPEARSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY.
- ACCIDENTAL DESPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER. SCHEDULE CONSTRUCTION ACTIVITY TO REDUCE AREA AND DURATION OF SOIL EXPOSED TO EROSION BY 10. WIND, RAIN, RUNOFF AND VEHICLE TRACKING.

## INTERIOR ENVIRONMENT:

- PROVIDE 15" MINIMUM BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (CALIF. PLUMB. CODE 407.6
- PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET. (CALIF. PLUMB. CODE 407.6) BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE
- OUTSIDE (R303.3) 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)

NOT UTILIZE ELECTRIC RESISTANCE HEATING. HAVE AT LEAST 36 INCHES OF PIPE INSTALLED BETWEEN THE FILTER AND HEATER OR DEDICATED

	RESIDENTIAL NOTES:	REVISE DA
1.	A MASONRY OR FACTORY-BUILT FIREPLACE SHALL HAVE THE FOLLOWING: [150.0(E)1] A. CLOSEABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX;	
	B. A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX, WHICH IS AT LEAST SIX SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT-FITTING DAMPER OR COMBUSTION-AIR CONTROL DEVICE	
	(EXCEPTION: AN OUTSIDE COMBUSTION-AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE WILL BE INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE WILL NOT BE LOCATED ON AN	
2.	EXTERIOR WALL.); AND C. A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL. [150.0 (E)C] HEATING OR COOLING SYSTEMS SHALL BE EQUIPPED WITH A SETBACK THERMOSTAT THAT MEET THE	
2. 3.	REQUIREMENTS OF SECTION 110.2(C). [150.0(I)] GAS OR PROPANE WATER HEATERS SHALL HAVE: [150.0(N)]	
	<ul> <li>A. A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER.</li> <li>B. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE.</li> <li>C. CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE.</li> </ul>	
4.	D. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR ALL PUMPS AND PUMP MOTORS INSTALLED SHALL BE LISTED IN THE COMMISSION'S DIRECTORY OF	CONTRACTOR TO VER DIMENSIONS, CONDIT
5.	CERTIFIED EQUIPMENT AND SHALL COMPLY WITH THE APPLIANCE EFFICIENCY REGULATIONS. [150.0(P)1.A] THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT OF ANY LOOSE-FILL INSULATION SHALL CONFORM	PERTAINING TO THE V SITE BEFORE PROCES
6.	WITH THE INSULATION MANUFACTURER'S LABELED R-VALUE. [150.0 (B)] THE MINIMUM DEPTH OF CONCRETE-SLAB FLOOR PERIMETER INSULATION SHALL BE 16 INCHES OR THE DEPTH OF THE FOOTING OF THE BUILDING, WHICHEVER IS LESS. [150.1(C)(1)(D)]	THE WORK AS INSTRUMENT OF S
7.	RAISED-FLOORS SHALL BE INSULATED SUCH THAT THE FLOOR ASSEMBLY HAS AN ASSEMBLY U-FACTOR EQUAL TO OR LESS THAN SHOWN IN TABLE 150.1-(A) SINGLE FAMILY OR (B) MULTIFAMILY 150.1(C)1.C	DESIGN, IDEAS AND IN SHOWN ON THESE DR AND SHALL REMAIN T
8.	ALL NEW BUILDINGS AND ADDITIONS >700 SQFT SHALL COMPLY WITH THE QUALITY INSULATION INSTALLATION (QII) REQUIREMENTS SHOWN IN TABLE 150.1-(A) SINGLE FAMILY OR (B) MULTIFAMILY. WHEN QII IS REQUIRED, INSULATION INSTALLATION SHALL MEET THE CRITERIA SPECIFIED IN REFERENCE APPENDIX	PROPERTY OF <b>SEC DI</b> NO PART THEREOF SH
9.	RA3.5. 150.1(C)1.E INSULATIONS ARE REQUIRED FOR: [150.0(J)2.A]	COPIED, DISCLOSED T OR USED IN CONNECT WITH ANY WORK OR F
	<ul> <li>A. ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES.</li> <li>B. ALL PIPING WITH A NOMINAL DIAMETER OF 3/4 INCH OR LARGER.</li> <li>C. THE FIRST 5 FEET (1.5 METERS) OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK.</li> </ul>	OTHER THAN THE SPE PROJECT FOR WHICH
	<ul> <li>D. ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM.</li> <li>E. PIPING FROM THE HEATING SOURCE TO STORAGE TANK OR BETWEEN TANKS.</li> </ul>	BEEN PREPARED AND WITHOUT THE WRITTE OF SEC DEVELOPMEN
10.	<ul> <li>F. PIPING BURIED BELOW GRADE.</li> <li>INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS:</li> <li>A. UNFIRED HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR</li> </ul>	CONTACT WITH THES SHALL CONSTITUTE C
	WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER OR HAVE INTERNAL INSULATION OF AT	EVIDENCE OF ACCEPT THESE RESTRICTIONS
10.	LEAST R-16 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION R-VALUE. [150.0 (J)1] LIGHTING [150.0(K)]	
10.	A. INSTALLED LUMINAIRES SHALL BE CLASSIFIED AS HIGH-EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.	
	<ul> <li>B. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.</li> <li>C. LUMINARIES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINARIES TO BE MANUALLY SWITCHED ON AND OFF.</li> </ul>	
	D. LIGHTING INSTALLED IN ATTACHED AND DETACHED GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE	7 0
	CONTROLLED BY VACANCY SENSORS. E. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT	NTIAN SS: NTIAN
	SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8. EXCEPTION 1: LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET. EXCEPTION 2: LUMINAIRES IN HALLWAYS.	
	F. A. IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS 20 PERCENT OR LESS OF THE FLOOR AREA, PERMANENTLY	OWNE ADDRES
	INSTALLED LIGHTING FOR THE INTERIOR COMMON AREAS IN THAT BUILDING SHALL BE HIGH EFFICACY LUMINAIRES OR CONTROLLED BY AN OCCUPANT SENSOR. G. IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN	BOR
	A SINGLE BUILDING EQUALS MORE THAN 20 PERCENT OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING IN THAT BUILDING SHALL:	
	I) COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 110.9, 130.0, 130.1, 140.6 AND 141.0; AND II) LIGHTING INSTALLED IN CORRIDORS AND STAIRWELLS SHALL BE CONTROLLED BY	
	ÓCCUPANT SENSORS THAT REDUCE THE LIGHTING POWER IN EACH SPACE BY AT LEAST 50 PERCENT. THE OCCUPANT SENSORS SHALL BE CAPABLE OF TURNING THE LIGHT FULLY ON	
11.	AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS. THE CRAWL SPACE SHALL BE COVERED WITH A VAPOR RETARDER OVER THE ENTIRE FLOOR. [150.1(C)1.D]	
	EXISTING NONCOMPLIANT PLUMBING FIXTURES REPLACEMENT REQUIREMENT:	
	SENATE BILL 407 (SB 407) REQUIRES NONCOMPLIANT PLUMBING FIXTURES TO BE REPLACED BY WATER- CONSERVING PLUMBING FIXTURES WHEN A PROPERTY IS UNDERGOING ALTERATIONS OR IMPROVEMENTS. THIS BILL APPLIES TO ALL SINGLE-FAMILY RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL BUILDINGS	E S
	CONSTRUCTED ON OR BEFORE JANUARY 1, 1994. FIXTURES INCLUDE WATER CLOSETS, URINALS, SHOWERHEADS, LAVATORY FAUCETS, AND KITCHEN FAUCETS. NONCOMPLIANT FIXTURES CAN ONLY BE REPLACED BY FIXTURES COMPLYING WITH REQUIREMENTS OF CALGREEN AND THE CALIFORNIA PLUMBING	OT
	CODE.	Ž
	THE WATER-CONCERVING PLUMBING FIXTURES CERTIFICATE OF COMPLIANCE MUST BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO THE FINAL BUILDING INSPECTION.	AL
	SECURITY REQUIREMENTS:	RA
1.	ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR	ШZ
2.	THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. (6706) SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING	LU LU
3.	SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR ACCESS STRUCTURES. (6707) WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. (6709.1)	U
0.	DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY RABBET TO THE JAMB. (6709.4)	
4.	EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH INCANDESCENT LIGHT BULB (60 WATT MIN) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR SIDE OF THE UNIT. (6708)	_
5.	ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR	
6.	LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (6709.5, 6709.7) PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON	
0.	EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, M AND S OCCUPANCIES). (6709.2)	
7. 8.	STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2) WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 INCH THICK WITH SHAPED PORTIONS OF THE	
0.	PANELS NOT LESS THAN 1/4 INCH THICK, AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18	
	INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH. (6709.1 ITEM 2)	
9.	SLIDING GLASS DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL FROM THE TRACK WHILE IN THE CLOSED	
10.	POSITION. (6710) SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC.	NET
11.	6717.1 METAL OR WOODEN OVERHEAD AND SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK,	AENT.NET
12.	PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711) PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND	
12.	CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO	
13.	GRIPPING TOOLS. (6712) IN GROUP B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 6 IN. BUT LESS THAN 48 IN, SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-	
14.	RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES. (6714) GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED AND LOCKED	
	POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY-RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLES HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW	S <sup>11</sup>
15.	PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713) LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS THAT HAVE AT	(818) 484-7111
16.	LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3) OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN GROUP B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH	(81
17.	MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2) SLIDING WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICE IN THE UPPER CHANNEL OF THE MOVING	
18.	PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6715.1) SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND	PROJECT IN
-	INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.2.	JOB NUMBER: DATE DRAWN:
19.	ANY RELEASE FOR METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLES, GRATES OR	DATE DRAWN: DRAWN BY:
20.	SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (6715.4) ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS	CHECKED BY: SCALE:
	THAN 6 INCHES IN ONE DIMENSION. (6716)	

E DATES:

O VERIFY ALL NDITIONS, ETC., THE WORK AT THE ROCEEDING WITH

OF SERVICE, ALL ND INFORMATION SE DRAWINGS ARE AIN THE EC DEVELOPMENT OF SHALL BE SED TO OTHERS, NECTION OR PROJECT E SPECIFIC HICH THEY HAVE AND DEVELOPED RITTEN CONSENT PMENT. VISUAL THESE DRAWINGS JTE CONCLUSIVE CEPTANCE OF FIONS.



# U U

PROJECT INFO			
OB NUMBER:	22078		
ATE DRAWN:	4/16/25		
RAWN BY:	J.F.		
HECKED BY:	M.A.		
CALE:	N.T.S		
A-16			

	MEANS OF EGRESS:	
1. 2.	PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. SHOW DETAILS ON PLANS. MINIMUM - 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 SF MINIMUM AREA (5.0 SF AT GRADE LEVEL) & 44" MAXIMUM TO SILL. (R310.1) SHOW ON PLANS THAT THE ENTRY/EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1.5" BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING. LANDING SHALL BE NOT MORE THAN 7.75" BELOW THE THRESHOLD. STORM AND SCREEN DOORS ARE PERMITTED TO	
3.	<ul> <li>SWING OVER ALL EXTERIOR STAIRS AND LANDINGS. (R311.3.1)</li> <li>SHOW THE FOLLOWING STAIRWAY DETAILS ON PLANS: <ul> <li>A. 7.75" MAXIMUM RISE &amp; MINIMUM 10" RUN. (R311.7.5)</li> <li>B. MINIMUM 6'-8" HEADROOM CLEARANCE. (R311.7.2)</li> <li>C. MINIMUM 36" CLEAR WIDTH. (R311.7.1)</li> <li>D. HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING (R311.7.8.1)</li> <li>E. HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NO MORE THAN 2" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS. (R311.7.7.3)</li> </ul> </li> </ul>	
4. 5. 6.	F. MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS. (R312.1.3) ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. (R302.7) ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.7) PROVIDE 42" HIGH GUARDS WITH MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS AT ().	
7.	(R312). FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF 2014 LABC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4 INCH. (2407)	
	WATER EFFICIENCY & CONSERVATION:	
1.	THE PROJECT SHALL DEMONSTRATE A 2-% REDUCTION IN WATER USE BY SPECIFYING PLUMBING FIXTURES AND FIXTURES THAT MEET THE FLOW RATES LISTED BELOW, OR THROUGH A CALCULATION SHOWING A 20% REDUCTION FROM BASELINE VALUES LISTED IN CALGREEN TABLE 4.303.1.	
	SHOWERHEADS2.0 GALLONS PER MINUTE (GPM) 1*LAVATORY FAUCET- RESIDENTIAL1.5 GPMKITCHEN FAUCETS1.8 GPMWATER CLOSETS1.28 GALLONS PER FLUSH 2*URINALS0.5 GALLON PER FLUSHMETERING FAUCETS0.2 GALLON PER CYCLE	
	NOTES:       A.       THE COMBINED FLOW RATE OF MULTIPLE SHOWER HEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATE, OR THE SHOWER SHALL BE DESIGNED TO PERMIT ONE SHOWERHEAD TO BE IN OPERATION AT A TIME.         B.       THE EFFECTIVE FLUSH VOLUME FOR DUAL-FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.	
2. 3.	THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1" (4.303.1) WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR OTHER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0	
4.	GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME. (4.303.1.3.2) FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO. 1881)	
	ENERGY EFFICIENCY:	;
1.	A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.	
	MATERIAL CONSERVATION & RESOURCE EFFICIENCY:	!
1.	ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE / BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)	
2. 3.	MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION." FORM GRN 6 (4.410.1)	
		9

	ENVIRONMENTAL QUALITY:	REVISE DATE
1.	PLANS SHALL STATE THAT THE FIREPLACE IS DIRECT-VENT, SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. INCORPORATE MANUFACTURER'S SPECIFICATIONS ONTO PLANS.	
2.	(4.503.1) ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1- 4.504.3. (4.504.2.1-4.504.2.3)	
3.	<ul> <li>ENVIRONMENTAL NOTES:</li> <li>A. THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4)</li> <li>B. ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT</li> </ul>	
	REQUIREMENTS OF ONE OF THE FOLLOWING: I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350 III. NSF/ANSI 140 AT THE GOLD LEVEL IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD (4.504.3)	CONTRACTOR TO VERIFY DIMENSIONS, CONDITIONS PERTAINING TO THE WOR SITE BEFORE PROCEEDIN
	<ul> <li>C. ALL NEW CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. (4.504.3.1)</li> <li>D. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:         <ul> <li>I. CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE</li> </ul> </li> </ul>	AS INSTRUMENT OF SERV DESIGN, IDEAS AND INFOF SHOWN ON THESE DRAW AND SHALL REMAIN THE
	II. CERTIFIED UNDER UL GREENGUARD GOLD III. CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM	PROPERTY OF SEC DEVEL NO PART THEREOF SHALL COPIED, DISCLOSED TO C
	IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350 (4.504.4) E. NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE	OR USED IN CONNECTION WITH ANY WORK OR PRO OTHER THAN THE SPECIF
	FORMALDEHYDE LIMITS LISTED IN TABLE 4.504.5. (4.504.5) F. THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.5)	PROJECT FOR WHICH THE BEEN PREPARED AND DE WITHOUT THE WRITTEN C OF <b>SEC DEVELOPMENT</b> . V CONTACT WITH THESE DE
	<ul> <li>G. MECHANICALLY VENTILATED BUILDINGS SHALL PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH A MERV 13 FILTER FOR OUTSIDE AND RETURN AIR. FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL. (4.504.6)</li> <li>H. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND</li> </ul>	SHALL CONSTITUTE CONC EVIDENCE OF ACCEPTANC THESE RESTRICTIONS.
	FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.505.3) I. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2011, ANSI/ACCA 29-D-2014 OR ASHRAE HANDBOOKS AND HAVE THEIR	
	EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 3 MANUAL S-2014. (4.507.2) VERY HIGH FIRE HAZARD SEVERITY ZONE:	
1. 2.	CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT PERMITTED. (7207.4, 1505) VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE)	TIAN C DR.
3.	CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (705A.3) ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND	OWNER: SRVANTIAN DDRESS: HERLOCK DR.
4.	DEBRIS IN THE GUTTER (705A.4) (ROOF) (ATTIC)(EXTERIOR WALL) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4 BINCH (6 MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES (706A.1, 706A.2, 706A.3, 7207.3)	OWNER: BORIS SRVANTIA ADDRESS: 1048 SHERLOCK E BURBANK. CA 915
5.	EAVES AND CORNICES (700A.1, 700A.2, 700A.3, 7207.3) EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (707A.5)	ш (2 ш
6.	EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1 (707A.3)	
7.	EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE (704A.3.2)	
8.	EXTERIOR WINDOWS, WINDOW WALLS, GLAZE DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING- GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE- RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2 (708A.2.1)	
9.	EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED	DTES
10.	ACCORDING TO ASNFPA 252. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS) (708A.3) DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET (3048 MM) OF THE PRIMARY STRUCTURE SHALL BE	NOT
11.	CONSTRUCTED OF HEAVY TIMBER, NON COMBUSTIBLE OR OTHER APPROVED MATERIALS PER SEC.709A.3 THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION- RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE	<b>RAL</b>
12. 13.	ENCLOSED TO THE GRADE (707A.8) BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS COMPLETELY ENCLOSED TO THE GRADE WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS (707A.8, 7207.1) ALL UTILITIES, PIPES, FURNACES, WATER HEATERS OR OTHER MECHANICAL DEVICES LOCATED IN AN	NER
14.	EXPOSED UNDER-FLOOR AREA OF A RESIDENTIAL BUILDING SHALL BE ENCLOSED WITH MATERIALS AS REQUIRED FOR 1-HOUR FIRE-RESISTIVE CONSTRUCTION.(7207.2) THE SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE	
15. 16.	INTRUSION OF FLAMES AND EMBERS AND BE FIRE STOPPED PER 705A.2. NO TRELLIS IS PERMITTED WITHIN 10 FEET OF THE PRIMARY STRUCTURE. TRELLIS MORE THAN 10 FEET FROM THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER	
17.	OR NON COMBUSTIBLE MATERIALS. MINIMUM OF 4 INCHES SPACING IS REQUIRED BETWEEN THE MEMBERS. (INFORMATION BULLETIN NO. P/BC 2020-023). VISIT HTTPS://OSFM.FIRE.CA.GOV/DIVISIONS/FIRE-ENGINEERING-AND-INVESTIGATIONS/BUILDING-MATERIALS- LISTING/BML-SEARCH-BUILDING-MATERIALSLISTING TO SEARCH THE CALIFORNIA STATE FIRE MARSHAL DIRECTORY OF BUILDING MATERIAL LISTINGS.	Z
	SOUND TRANSMISSION:	
1. 2.	ALL RIGID CONDUITS, DUCTS, PLUMBING PIPES, AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR A MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL. PENETRATIONS INTO SOUND RATED PARTITIONS OR FLOOR-CEILING ASSEMBLIES SHALL BE SEALED, LINED, OR INSULATED WITH AN APPROVED PERMANENT RESILIENT SEALANT.	<b>T</b>
3. 4.	AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS CARPETS OR SIMILAR SURFACE MATERIAL WHICH ARE PART OF THE FLOOR CEILING ASSEMBLY MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED AND MAY BE REPLACED	Ž
5.	ONLY BY OTHER FLOOR COVERING THAT PROVIDES THE REQUIRED IMPACT SOUND INSULATION. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED. (EXCEPTION: DUCTS SERVING ONLY EXIT WAYS, KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT	
6.	BE LINED). MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES WHENEVER PLUMBING PIPING OR DUCTS PENETRATES A FLOOR CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12 INCHES BEYOND THE PIPE OR DUCT. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER PIPING,	
7.	GAS LINES OR ELECTRICAL CONDUITS. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24 INCHES AND NOTE THAT BACK AND SIDES OF BOXES WILL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2 INCH THICK MINERAL FIBER INSULATION (TV,	
	TELEPHONE AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY). FOUNDATION NOTES:	secden D D T
1. 2. 3.	CONCRETE STRENGTH FOR FOUNDATION SHALL BE 2,500 PSI MIN. (CRC R402.2. TABLE R402.2) MINIMUM FOOTING REINFORCEMENT SHALL BE ONE #4 BAR TOP AND BOTTOM (CRC R403.1.3). MINIMUM ANCHOR BOLT SIZE AND SPACING SHALL BE 5.8" DIA. AB @ 72" OC., WITH 7" EMBEDMENT, AND 3" X 3" X 1/4" PLATE WASHERS. ANCHOR BOLTS SHALL BE LOCATED A MAXIMUM OF 12" AND 4 1/2" MINIMUM FROM THE END OF THE PLATE (CRC R403.1.6, R602.11.1).	(818) 484-7111 <b>S</b>
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OR TO VERIFY ALL S, CONDITIONS, ETC., G TO THE WORK AT THE E PROCEEDING WITH

MENT OF SERVICE, ALL AS AND INFORMATION THESE DRAWINGS ARE REMAIN THE OF **SEC DEVELOPMENT** IEREOF SHALL BE SCLOSED TO OTHERS, CONNECTION /ORK OR PROJECT N THE SPECIFIC DR WHICH THEY HAVE ARED AND DEVELOPED ARED AND DEVELOPED IE WRITTEN CONSENT **ELOPMENT**. VISUAL /ITH THESE DRAWINGS STITUTE CONCLUSIVE DF ACCEPTANCE OF RICTIONS.









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

Rigid Head Flashing

Window

Head Flashing

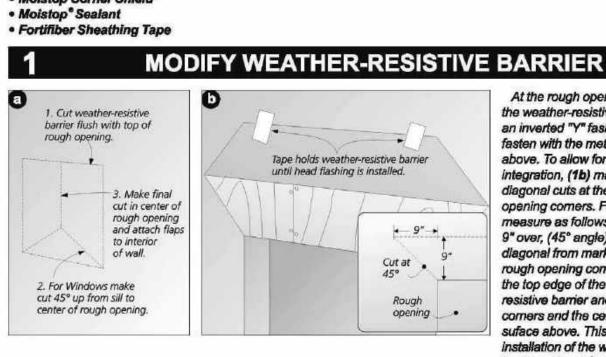
Flashing

Corner Shield

0

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

- this guide: . FortiFlash<sup>®</sup> Self Adhesive
- Waterproof Flashing Membrane 4, 6, 9, 12, 18 and 36 inch x 75' rolls
- FortiFlash<sup>®</sup> Commercial Self Adhesive Waterproof Flashing Membrane 6, 9, 12 and 18 inch x 75' rolls
- FortiFlash<sup>®</sup> Butyl Self Adhesive Waterproof Flashing Membrane 4, 6, 9 and 12 inch x 75' rolls
- Moistop E-Z Seal Self Adhesive Flashing, 6, 9, 12 inch x 75' rolls
- Moistop neXT<sup>®</sup> Flashing, 6, 9 and 12 inch x 200' rolls
- Moistop PF<sup>®</sup> Flashing, 6, 9, 12 and 18 Inch x 300' rolls
- Moistop Corner Shield<sup>4</sup>



At the rough opening (1a), cut the weather-resistive barrier in an inverted "Y" fashion, and then fasten with the methods show above. To allow for head flashing integration, (1b) make the following diagonal cuts at the top of the rough opening corners. For 9" flashing measure as follows: 9" up and 9" over, (45° angle). Cut on the diagonal from marked point to the rough opening corner. Gently raise the top edge of the weatherresistive barrier and tape the corners and the center to the barrier suface above. This will allow for the installation of the window and the jamb and head flashing later. 0

A

Modified

Weather-Resistive

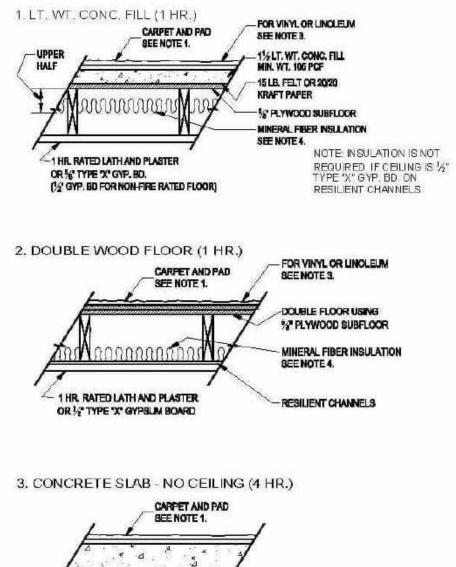
Barrier

Sill Pan

Comer Shield

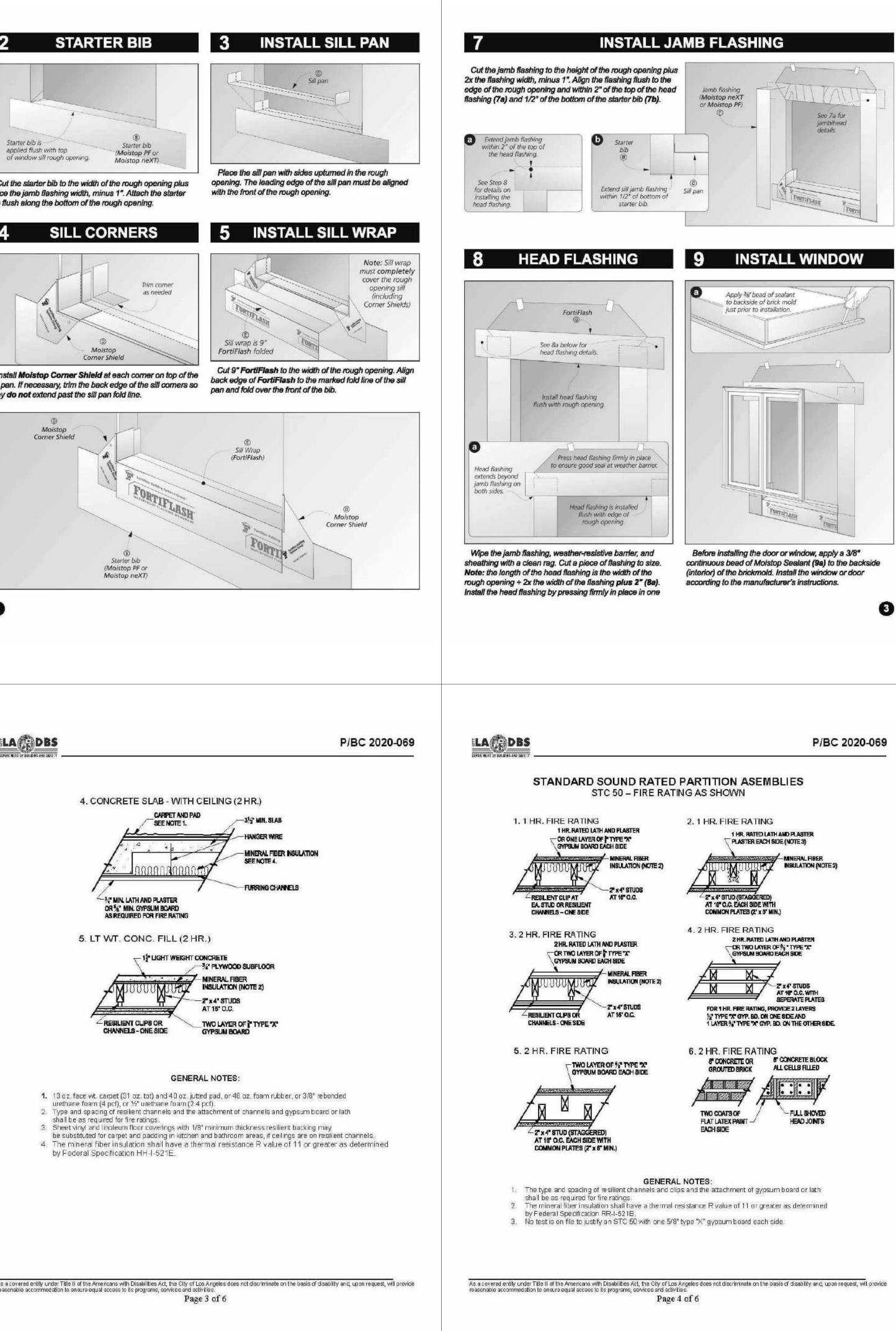
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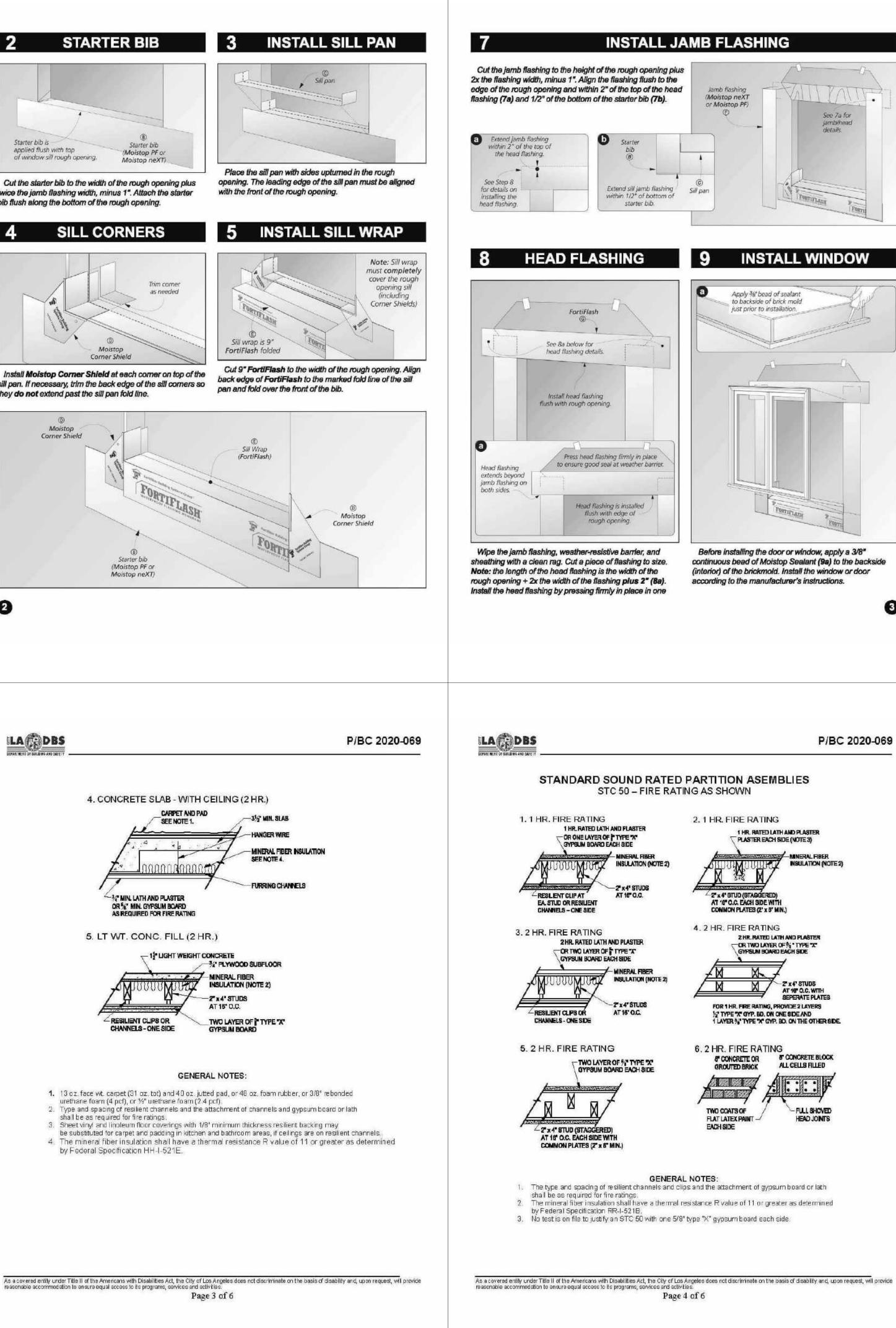
## STANDARD SOUND RATED FLOOR - CEILING ASSEMBLIES STC 50 - IIC 50 FIRE RATING AS SHOWN



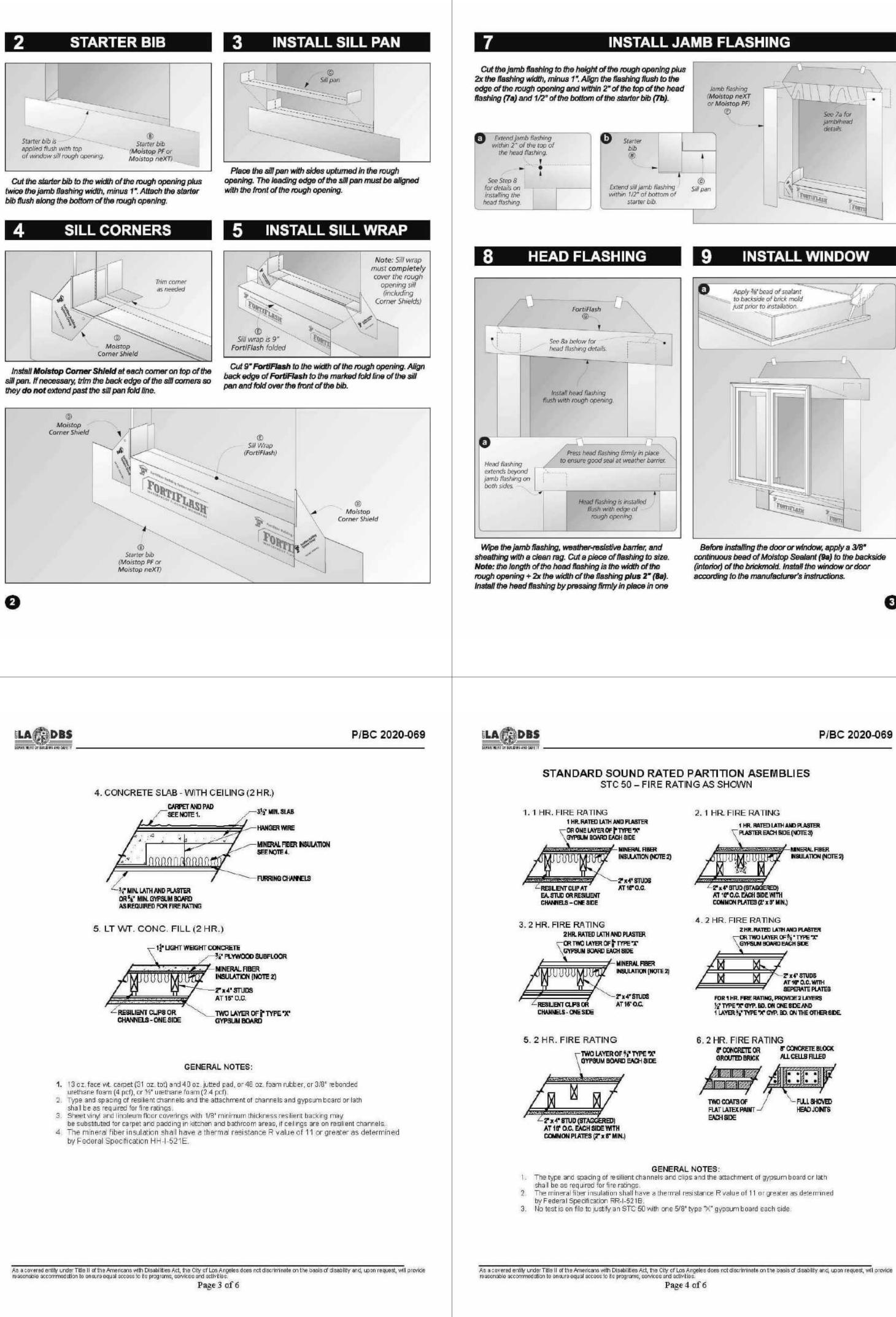


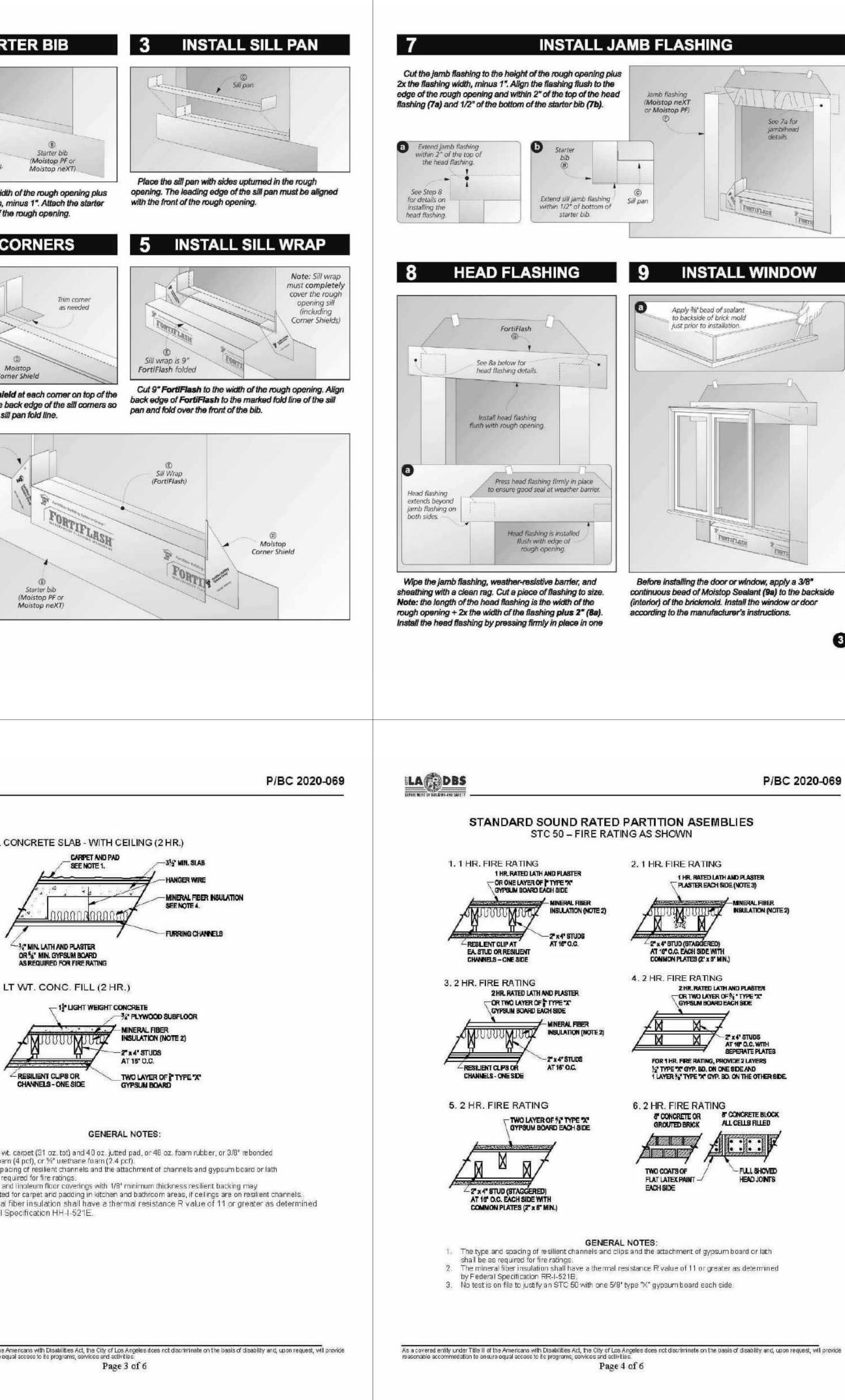
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activit Page 2 of 6





they do not extend past the sill pan fold line.







CONTRACTOR TO VERIFY ALL

THE WORK

DIMENSIONS, CONDITIONS, ETC.,

PERTAINING TO THE WORK AT THE

SITE BEFORE PROCEEDING WITH

AS INSTRUMENT OF SERVICE. ALL

DESIGN, IDEAS AND INFORMATION

AND SHALL REMAIN THE

OR USED IN CONNECTION

SHOWN ON THESE DRAWINGS ARE

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CONTACT WITH THESE DRAWINGS

SHALL CONSTITUTE CONCLUSIVE

SK DR. 91501

ADDRESS: 1048 SHERLOCI BURBANK, CA 9

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FIRE &

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EVIDENCE OF ACCEPTANCE OF

THESE RESTRICTIONS.

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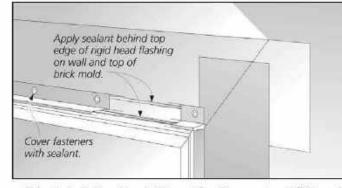
OF SEC DEVELOPMENT. VISUAL

NO PART THEREOF SHALL BE

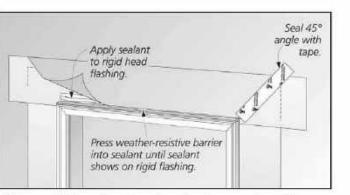
WITH ANY WORK OR PROJECT

OTHER THAN THE SPECIFIC

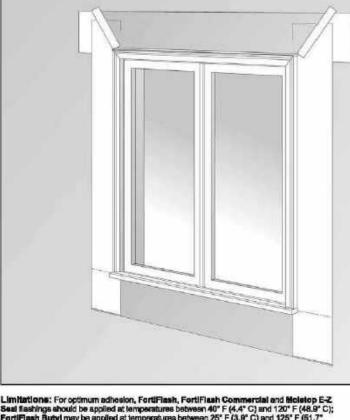
## **RIGID HEAD FLASHING**



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



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



Limitations: For optimum adhesion, FortiFiash, FortiFiash Commercial and Molstop E-2. Seal flashings should be applied at temperatures between 40° F (4.4° C) and 120° F (48.9° C). FortiFiash Butyl may be applied at temperatures between 25° F (51.9° C) and 120° F (48.9° C). Service Temperature such as hot climates or behind fiber cement and metal eldings that absorb a significant amount of heat. FortiFiash, FortiFiash Commercial and FortiFiash Butyl are the only Fortifiber fleshing products that can be installed horizontally or at a slope of less than 80°. Where installed horizontally or with a slope of less than 80° do not use fasteners. Product should be covered as soon as possible. Inspect product to insure its free of any profusions or damage which may compromise its molsture-realistive properties. FortiFiash is not compatible with EPDM or flexible (pleaticized) Polyvinyl Chlorids (PVC) based products. FortiFiash and Molstop E-2 Seal are not compatible with some sealants. Consult with sealant manufacturer for compatibility information. Direct exposure of sealant to the adhesive side of FortiFiash or Molstop E-2 Seal can be detrimental if the amount of sealant exceeds what is specified above. Please follow these recommendations regarding location and amount of sealant to bu used. FortiFiber strongly incommends equinit the practice of using a "mockdown beed of sealant," or "buttering the "lange" with sealant, products for using a "mockdown beed of sealant," or "buttering the "lange" with sealant, practice of using a "knockdown beed of sealant," or "buttering the flange" with sea because this amount of sealant is excessive and unnecessary. 4

This recommendation refers to wood windows with integral brick mold. For other types of frames, special attention should be paid to the window manufacturer's instructions. Fortifiber recommends the use of a well-integrated weather-resistive barrier with all of its flashing systems.

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



One layer 1/2" type "X" gypsum wallboard or veneer base

applied parallel to one side of min. 2 1/2" No. 25 gauge

metal stude 24" o.c. with 1" type "S" drywall screws 8" o.c.

2" mineral fiber 2.5 pcf friction fit in stud space. Two layers

1/2" type "X" gypsum wallboard or veneer base applied on

other side parallel to <u>studs</u> with 1" type "S" drywall screws 36" o.c. in base layer and 15/8" type 'S" drywall screws in

face layer 12" o.c. stagger joints 24" o.c. each layer and

One layer 1/2" Type 'X" plain or predecorated gypsum

wallboard applied parallel to one side of min. 2 1/2" No. 25

studs 24" o.c. with 1" type 'S" drywall screws 8" o.c. at

vertical joints and 3/8" adhesive beads at intermediate

OPPOSITE SIDE. BASE LAYER 1/2" type "X' gypsum

wallboard applied parallel to stude with 1" type 'S" drywall

screws 8" o.c. at vertical joints and 12"o.c. at intermediate

studs. FACE LAYER 1/2" Type "x" plain or predecorated

gypsum wallboard applied parallel to studs with 1 5/8" type

(10/8/15)

## LAGDBS

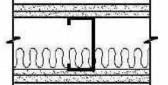
P/BC 2020-069

#### FIRE RATED FLOOR-CEILING ASSEMBLIES USING METAL FRAMING STC 50 - IIC 50 FIRE RATING AS SHOWN

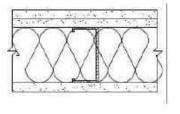
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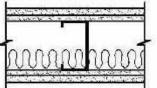
1. ONE HOUR FIRE RATED PARTITION



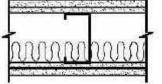
2. ONE HOUR FIRE RATED PARTITION.



3. TWO HOUR FIRE RATED PARTITION



4. ONE HOUR FIRE RATED PARTITON



"S' drywall screws 8" o.c. at vertical joints and 5/8" adhesive beads at intermediate studs. Joints staggered 24" each layer and side. Sound tested with 31/2" glass fiber insulation friction fit in stud space and all layers screw attached without adhesive. BASE LAYER 1/2" type 'X" gypsum wallboard or veneer

base applied parallel to each side of min. 2 1/2" No. 35 gauge metal stud 24" o.c. with 1" type "S" drywall screws 12" o.c. FACE LAYER 1/2" type "X" gypsum wallboard or veneer base applied on each side parallel to study with 1 5/8" type 'S" drywall screws 12" o c stagger joints 24" o c each layer and side. Sound tested using 1 1/2" mineral fiber in stud space.

Min. 2 1/2" No. 25 gauge metal stude 24" o.c. max. 3/8" type "X" gypsum lath attached to studs each side with 1" self drilling screws, two per panel width per stud 1/2" gypsum and sand plaster, 1 1/2" mineral fiber insulation 2.5 pcf. Alternate: Attach gypsum lath with resilient clips.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon recuest, will provide easonable accommodation to ensure equal access to its programs, services and activiti Page 5 of 6

		SEVAN BENLIAN (818) 237-0295	
SEC	development		(818) 484-7111 SECDEVELOPMENT.NET

PROJECT INFO	
JOB NUMBER:	22078
DATE DRAWN:	4/16/25
DRAWN BY:	J.F.
CHECKED BY:	M.A.
SCALE:	N.T.S.
A-18	





ESR-1714

PROTECTION

**REPORT HOLDER:** 

EVALUATION SUBJECT:

1.0 EVALUATION SCOPE

Building Code<sup>®</sup> (IBC)

Properties evaluated:

Wind resistance

3.0 DESCRIPTION

3.1 General:

requirements.

Fire classification

Durability

2.0 USES

Residential Code® (IRC)

in this report are the same sections in the ADIBC

Fire-resistance-rated construction

DIVISION

**ICC-ES Evaluation Report** 

DIVISION: 07 00 00-THERMAL AND MOISTURE

Section: 07 18 13—Pedestrian Traffic Coatings

WALKING DECK AND ROOF COVERING

Compliance with the following codes:

CROSSFIELD PRODUCTS CORP. - MIRACOTE

MIRACOTE MIRAFLEX II DECKING SYSTEMS-

2021, 2018, 2015, 2012, 2009 and 2006 International

2021, 2018, 2015, 2012, 2009 and 2006 International

The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced

The Miracote Miraflex II Decking Systems are walking deck

and Class A roof covering systems for use directly over

concrete or plywood substrates. The systems may also be

used as a component of a one-hour fire-resistance-rated

Miracote Miraflex II Decking Systems are polymer-

modified, cementitious walking deck and roof covering

systems that consist of expanded metal lath; polymer-

modified cementitious mortar base coat; a polymeric

waterproofing layer; reinforcing fabric; a protection coat;

and either a topcoat or a sealer coat. See Section 4.0 and

Tables 1 and 2 for recognized Miraflex II system

configurations and corresponding component

roof assembly as described in Section 4.9 of this report.

2013 Abu Dhabi International Building Code (ADIBC)

I-Codes provide recognition in all 50 states Specialty code recognition

www.icc-es.org | (800) 423-6587 | (562) 699-0543 A Subsidiary of the International Code Council®

Reissued May 2023 This report is subject to renewal May 2024.

3.2 Materials:

3.2.1 General: Miracote Miraflex II Decking Systems powder and liquid components have a shelf life of one year when stored indoors at temperatures between 40°F and 100°F (4.4°C and 37.8°C). Liquid components must be kept from freezing.

3.2.2 Base Coat Components

3.2.2.1 MiraPatch RM 1 (Repair Mortar) Powder: A proprietary dry mixture of portland cement and graded aggregates supplied in 50-pound (22.7 kg) bags.

3.2.2.2 MiraPatch RM 3 (Repair Mortar) Powder: A proprietary dry mixture of portland cement and graded aggregates supplied in 36-pound (16.4 kg) bags.

3.2.2.3 MiraPatch LM Powder (Lath Mortar): A proprietary dry mixture of cement and graded aggregates supplied in 50-pound (22.7 kg) bags.

3.2.2.4 MiraPatch RM 1 Liquid, MiraPatch RM 3 Liquid and MiraPatch LM Liquid: Liquid polymers designed to be mixed with their respective MiraPatch RM (Repair Mortars) or MiraPatch LM Powders, supplied in 5-gallon (18.9 L) containers.

3.2.3 Waterproofing Layer Component:

3.2.3.1 MiraFlex Membrane A: A liquid polymer waterproofing latex supplied in 5-gallon (18.9 L) containers.

3.2.3.2 Miracote Poly Fabric: A polypropylene wovenmesh reinforcing fabric available in 40-inch-wide-by-300-foot-long (1.02 by 91.4 m) rolls, weighing 0.45 ounces per square foot (136 g/m<sup>2</sup>).

3.2.4 Protection Laver Components 3.2.4.1 Miracote Protective Powder: A dry blend of

Portland cement and graded aggregates packaged in 55-pound (25.0 kg) bags.

3.2.4.2 Miracote MPC Liquid Catalyst: A liquid polymer designed to be used with Miracote Protective Powder dry mix, supplied in 5-gallon (18.9 L) containers.

3.2.4.3 Mirastamp Powder: A dry blend of portland cement and graded aggregates, packaged in 45-pound (20.5 kg) bags.

3.2.4.4 Mirastamp Liquid: A liquid polymer designed to be used with Mirastamp Powder, supplied in 5-gallon (18.9 L) containers.

Page 1 of 7

ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as representing aesthetics.

to any finding or other matter in this report, or as to any product covered by the rep
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# (18.9 L) containers.

3.2.6 Sealer Coat Components: 3.2.6.1 Miracote MiraGard HD 100 Sealer: A solventborne, clear, acrylic sealer supplied in 5-gallon (18.9 L) containers.

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3.2.5 Topcoat Component

3.2.6.2 Miracote MiraGard HD 400 Sealer: A solventborne, clear, acrylic sealer supplied in 5-gallon (18.9 L) containers.

3.2.6.3 Miracote MiraGard HDWB: A waterborne, clear, acrylic sealer supplied in 5-gallon (18.9 L) containers. 3.2.6.4 Miracote MiraGard Color Bond (XL): A waterborne, pigmented sealer supplied in 5-gallon (18.9 L) containers. 3.2.7 Metal Flashing: Metal flashing must be minimum

0.019-inch-thick [0.48 mm (26 gage)], corrosion-resistant metal. Flashings must be rigid enough to avoid excessive deflection and ponding, or must be solidly backed by the concrete or plywood substrate.

## 3.2.8 Substrates

3.2.8.1 Plywood: Plywood must be minimum 5/8-inchthick (15.9 mm) exterior-grade plywood complying with U.S. DOC PS-1 or PS-2. 3.2.8.2 Concrete: Concrete decks must comply with the

applicable requirements of the applicable code and must have a minimum compressive strength ( $f_c$ ) of 2500 psi (17.2 MPa). 3.2.9 Metal Lath: Metal lath must be minimum

1.8-pound-per-square-yard (1.0 kg/m<sup>2</sup>), galvanized, expanded metal lath complying with ASTM C847 3.2.10 Staples: Staples must be corrosion-resistant minimum No. 16 gage staples with minimum 1-inch-wide (25.4 mm) crowns and 1/2-inch-long (12.7 mm) legs, complying with ASTM F1667.

#### 4.0 INSTALLATION

#### 4.1 General:

Installation of the Miracote Miraflex II Decking system must be in accordance with the manufacturer's published installation instructions, the applicable code and this report. The manufacturer's installation instructions must be available on the jobsite during application. Installation must only be performed when the weather is dry and the ambient air temperature is between 60°F and 95°F (15.6°C and 35.0°C). Materials must not be applied if precipitation is occurring or expected.

Substrates must be structurally sound, clean and dry, and must be sloped a minimum of 1/4 inch per foot (2% slope).

#### 4.2 Preparation of Substrates:

4.2.1 Plywood: Plywood must be applied to framing in accordance with the requirements of the applicable code. All edges must be blocked. All penetrations through and terminations of the sheathing must be protected with metal flashing in accordance with the requirements of the applicable code and the manufacturer's published installation instructions.

# **Installation Instructions for Temperature and Pressure Valve**

# A WARNING



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

## Installation Instructions

- Installing T&P valve: Before starting water heater installation, apply Teflon® Tape or approved pipe sealant on threads and install a T&P valve in the opening marked, "T&P Relief Opening." Connect a drain pipe(Discharge Line) to T&P valve as outlined in "Important Drain Pipe Information."
- Replacing existing T&P valve:
- 1. Turn off power and/or gas supply to the water heater
- 2. Shut off the water supply and open a nearby hot water faucet. Drain water from the tank until the water level is
- below the T&P opening. Note: For proper draining procedures refer to "Draining and Flushing" in the manufacturer's instruction manual.
- Apply Teflon® Tape or approved pipe sealant on threads and install T&P valve. Connect a drain pipe(Discharge Line) to T&P valve as outlined in Important Drain Pipe Information."
- Turn on the water supply and refill the tank until water flows from the open hot water faucet. Allow water to run for a couple of minutes to ensure all air is purged out of the tank. Close the hot water faucet
- Follow the manufacturer's instructions to restart water heater.

#### Important General Information Install this temperature and pressure relief valve

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

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

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3.2.5.1 Miracote MiraGard Color Bond XL: A waterborne, pigmented, acrylic topcoat supplied in 5-gallon

4.2.2 Concrete: Surfaces must be clean and free of standing water. All holes, joints and cracks must be pointed flush with portland cement mortar and all high spots cut or ground off to provide a smooth, even surface. Any foreign material such as paint, grease or oil must be removed by mechanical means. New concrete must be mechanically scarified prior to application of the system. 4.3 Systems A, B and C (Installation over Plywood -

See Table 1): 4.3.1 Metal Lath: Metal lath, as described in Section 3.2.9 of this report, with staples described in Section 3.2.10, must be fastened to the plywood deck with 22 to 28 staples per square foot (0.09 m<sup>2</sup>), uniformly distributed Where the lath is butt-jointed, the staple spacing at the joint must be no greater than 2 inches (51 mm) on center. Butt joints of metal lath must not occur over plywood joints. Where plywood joints occur, lath shall be stapled across all plywood joints at 4 inches (102 mm) on center.

4.3.2 Base Coat: The base coat must be one of the following

- Two one-gallon (3.8 L) containers of MiraPatch RM 1 Repair Mortar Liquid mixed with three 50-pound (34.0 kg) bags of MiraPatch RM I Powder. Coverage must be approximately 84 square feet (7.8 m<sup>2</sup>) per
- batch at a minimum thickness of 3/16 inch (4.8 mm). One and a quarter gallon (4.75 L) of MiraPatch 3 Liquid mixed with one 50-pound bag of MiraPatch LM Powder. Coverage must be approximately 43 square feet (3.99 m<sup>2</sup>) per batch at a minimum thickness of (16 inch (4.8 mm)
- One gallon (3.8 L) of MiraPatch Repair Mortar 3 Liquid mixed with one 36-pound (16.4 kg) bag of MiraPatch RM 3 Powder. Coverage must be approximately 23 square feet (2.1 m<sup>2</sup>) per batch at a minimum

thickness of 3/16 inch (4.8 mm). The base coat must be trowel-applied to completely fill and cover the metal lath to a minimum total thickness of <sup>3</sup>/16 inch (4.8 mm). The base coat must be allowed to cure a minimum of eight hours before application of the waterproofing layer.

4.3.3 Waterproofing Layer: MiraFlex Membrane A must be mixed with water at a ratio of 1:1 by volume, and the first coat must be roller-applied over the base coat at a rate of 1 gallon per 400 square feet (1 L/9.8 m<sup>2</sup>). Two additional coats of Membrane A (undiluted) must be applied with a Va-inch (3.2 mm) V-notched trowel, at a rate of 1 gallon per 64 square feet (1 L/1.6 m<sup>2</sup>), for a minimum total dry-film thickness of 0.025 inch [25 mils (0.64 mm) for each coat. Each coat must be allowed to dry to the touch before the next coat is applied [approximately one hour at 70° ] (21.0° C)]. Reinforcing fabric poly propylene "Poly Fabric" must be embedded in the final coat and be allowed to cure for a minimum of four hours before application of the protection coat.

4.3.4 Protection Coat: Five gallons (18.9 L) of Miracote Liquid Catalyst must be mixed with two 55-pound (25.0 kg bags of Miracote Protective Coating. Two coats of the protection coat must be applied over the waterproofing layer by trowel or texturing hopper gun at a rate of 1 gallon per 41 square feet (1 L/1.0 m<sup>2</sup>), for a minimum wet-film thickness of 0.039 inch [39 mils (0.99 mm)] for each coat. The first coat must be allowed to dry for four to six hours before the application of the second coat. The second coat must be allowed to cure for a minimum of eight hours before application of the topcoat.

#### ESR-1714 | Most Widely Accepted and Trusted

4.3.5 Topcoat (Required for Systems A and B): Two coats of Miracote MiraGard Color Bond (XL) must be rollerapplied over the protection coat at a rate of 1 gallon per 300 square feet (1 L/7.4 m<sup>2</sup>), for a minimum wet-film thickness of 0.011 inch [11 mils (0.28 mm)] for each coat. The first coat must be allowed to dry for approximately one hour before application of the second coat. The second coat must be allowed to cure for a minimum of eight hours before application of the sealer.

4.3.6 Sealer (Required for Systems B and C): The sealer must be one of the following:

- Two coats of Miracote MiraGard HD100 Sealer, or two coats of MiraGard 400 sealer roller-applied over the top coat at a rate of 1 gallon per 400 square feet (1 L/9.8 m<sup>2</sup>), for a minimum wet-film thickness of 0.0053 inch [5.3 mils (0.13 mm)] for each coat. The first coat must be allowed to dry for a minimum of 30 minutes before application of the second coat.
- Two coats of Miracote MiraGard HDWB sealer, rollerapplied over the protection coat at a rate of 1 gallon per 400 square feet (1 L/9.8 m<sup>2</sup>), for a minimum wetfilm thickness of 0.011 inch [11 mils (0.28 mm)] for each coat. The first coat must be allowed to dry for a minimum of 30 minutes before application of the second coat.
- · As an additional option for System C, two coats of Miracote MiraGard Color Bond (XL) must be rollerapplied over the protection coat at a rate of 1 gallon per 300 square feet (1 L/7.4 m<sup>2</sup>), for a minimum wetfilm thickness of 0.011 inch [11 mils (0.28 mm)] for each coat. The first coat must be allowed to dry for approximately one hour before application of the second coat.

For all sealers, after application of the second coat, the coating must be allowed to dry for 12 to 24 hours before traffic is allowed on the coating.

4.4 Systems D, E and F (Installation over Concrete -See Table 2): Application of the waterproofing layer and protection coat, must be as described in Sections 4.3.3 and 4.3.4, respectively

For Systems D and E application of the topcoat must be as described in Section 4.3.5.

For Systems D and F application of the sealer must be as described in Section 4.3.6.

4.5 System G (Installation over Concrete - See Table 2) Application of the waterproofing layer and sealer must be

as described in Sections 4.3.3 and 4.3.6, respectively.

For application of the protection coat, one gallon (3.8 L) of Mirastamp Liquid must be mixed with a 45-pound (20.5 kg) bag of Mirastamp Powder and applied with a spreader rake and closed with a float trowel over the waterproofing layer at a rate per batch of 18 square feet(1.7 m<sup>2</sup>) for the minimum <sup>1</sup>/<sub>4</sub>-inch (6.4 mm) 6.0 thickness, 13.5 square feet (1.3 m<sup>2</sup>) for the 3/8-inch (9.5 mm) thickness, or 9 square feet (0.83 m<sup>2</sup>) for a thickness of 1/2 inch (12.7 mm). The coating is processed and stamped and allowed to cure for a minimum of 12 hours.

#### 4.6 Method of Repair:

The damaged area must be removed and replaced as required for a new installation, as described in Section 4.3, 4.4, or 4.5. When substrate damage occurs, the retention

#### of the fire-resistance rating and strength properties must be investigated, and the results submitted to the code official.

Page 3 of 7

#### 4.7 Wind Resistance:

Under the 2021 and 2018 IBC, the Miracote Miraflex II. Decking system may be used in areas subject to a basic wind speed (V) of 130 mph (209 km/h) on structures with a maximum height of 40 feet (12,192 mm) in Exposure B

Under the 2021 IRC, 2018 IRC, 2015 IBC, 2015 IRC, and 2012 IBC, the Miracote Miraflex II Decking system may be used in areas subject to an ultimate design wind speed (Vut) of 130 mph (209 km/h) on structures with a maximum height of 40 feet (12,192 mm) in Exposure B

Installation must be limited to areas where the maximum basic wind speed, building height and exposure comply

#### with Tables 3 and 4 of this report, as applicable. 4.8 Class A Roof Covering Construction:

When Miraflex II Decking systems are applied over concrete or 5/8-inch-thick (15.9 mm) exterior-grade plywood substrates with all edges blocked, the systems have a Class A roof classification, provided the maximum slope does not exceed 1/2 inch per foot (4% slope).

#### 4.9 One-hour Fire-resistance-rated Construction:

The deck system described in Section 4.3 of this report, when applied over 5/8-inch-thick (15.9 mm) exterior-grade plywood, with nominally 2-by-10 (51 by 254 mm) joists spaced at 16 inches (406 mm) on center, and all plywood oints blocked, can be recognized as a substitute for the double wood floor described in Item 13 of Table 721.1(3) of the 2021, 2018, 2015 and 2012 IBC (Table 720.1(3) of the 2019 IBC and 2006 IBC)

#### 5.0 CONDITIONS OF USE

The Miracote Miraflex I walking deck and roof covering system described in this report complies with, or is a suitable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions

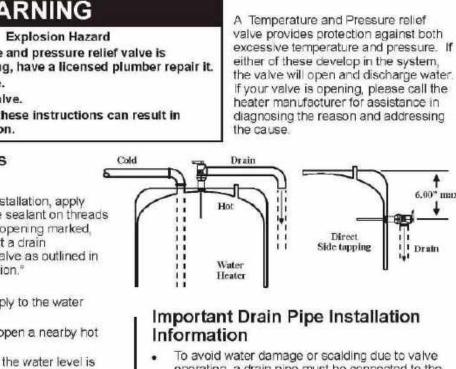
- 5.1 Installation must comply with this report, the manufacturer's published installation instructions and the applicable code. If there is a conflict between the installation instructions and this report, this report must govern.
- 5.2 Installation must be limited to use in areas where the wind speed does not exceed what is specified in Table 3 of this report.

5.3 The products are manufactured at the Crossfield Products Corporation facility in Rancho Dominguez, California, under a quality control program with inspections by ICC-ES. EVIDENCE SUBMITTED

6.1 Data in accordance with the ICC-ES Acceptance Criteria for Walking Decks (AC39), dated June 2017 (editorially revised October 2021). 6.2 Report of wind resistance testing in accordance with

#### FM Standard 1-52. 7.0 IDENTIFICATION

7.1 Product labeling shall include, the name of the report holder and the ICC-ES mark of conformity. The



- To avoid water damage or scalding due to valve operation, a drain pipe must be connected to the valve outlet and run to a safe place for water
- disposal The drain pipe must be a short as possible and be the same size as the valve discharge connection
- throughout its entire length. Excessive length, over 15 long (4.57m), or the use
- of more than two elbows can cause a restriction and reduce the discharge capacity of the valve. The drain pipe must pitch down from the valve and
- terminate a maximum of 6" above the floor drain, or outside ground level where any discharge will be clearly visible The drain line shall terminate plain, not threaded, with a material serviceable for temperatures up to
- 250°F or greater The drain pipe must not be capped, blocked, plugged or contain any valve between the relief
- valve and the end of the drain pipe.

## Maintenance Instructions

- properly connected to discharge piping, otherwise, personal injury or property damage could result.
- for approximately five seconds in order to flush the valve seat free of any sediment. Then permit the
- This device is designed for emergency safety relief and shall not be used as an operating control. Use the drain valve to drain water from the tank as

Solar-Powered Vents

# Green Machine™ EcoSmart Vents

An excellent solution for providing exhaust ventilation while helping to reduce the related attic cooling costs of electric power vents, Master Flow<sup>®</sup> Green Machine™ EcoSmart Vents are available in both solar-powered and unique dual-powered models See page 15 for product specifications and usage recommendations.



The Master Flow® Green Machine™ High-Power Solar Roof Vent combines increased airflow (vs. 10-wait solar vents) with excellent cesthetics. Available in two power sources; solar-powered and unique dual-powered.

• Better Performance... 750 CFAA airflow provides up to 50% more airflow than 10-watt solar roof vents<sup>1</sup>

- · Improved Aesthetics... Low-profile design, with integrated blackframe solar panel, helps maintain the look of your finished roof • Peace of Mind... Standard 6-year ltd. warranty with 3-year Labor
- Protection Plus plan? • Simple Installation... Installs practically the same as typical
- electric power roof vents

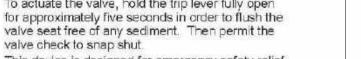


6510206

# The valve should be manually operated twice a

# Before opening this valve, ensure that the outlet is

# To actuate the valve, hold the trip lever fully open



needed





## (PRSOLAR2)

- Helps reduce attic cooling costs 20-watt integral solar panel
- Up to 750 CFM airflow Includes adjustable thermo-
- stat/humidistat (below)
- SLRHT1
- Note: Also available SLRM105 replacement motor (not pictured)

## Dual-Powered Model (PRHYBRID2)

Unique Dual-Power technology for 24/7 cooling switches automatically between solar and house power for continuous cooling during cloudy weather

- or at night 20-watt integral solar panel Up to 750 CFM airflow on solar power, 900 CFM on
- house power Uses ½<sup>+</sup> the electricity of
- typical electric power vents Includes adjustable thermostat

USAGE RECOMMENDATIONS (Based on 1/300 Rule) Master Flow® Green Machine™ High-Power Solar Roof Vents

Recommended Number Of Minimum Inteke Ventilatio Total 1ttic Mastar Flow® Green (Net Free Area In Sq. In Square Footage Machine\* High-Power Sciar Veats 1600 720 2 3200 1080 4800 1800

Note: Always have a habroad attic year lation system. The amount of exhaust variabition should KEVER exceed the amount of -

PROJECT INFO

**A-19** 

JOB NUMBER:

DATE DRAWN

CHECKED BY:

DRAWN BY:

SCALE:

22078

4/16/25

J.F.

M.A.

N.T.S.

# 

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DIVISION: 07 00 00-THERMAL AND MOISTURE

ICC-ES Evaluation Report manues

PROTECTION Section: 07 41 13-Metal Roof Panels

REPORT HOLDER:

CUSTOM-BILT METALS

EVALUATION SUBJECT:

CUSTOM-BILT STANDING SEAM METAL ROOF PANELS: CB-150 AND SL-1750

- 1.0 EVALUATION SCOPE
- 1.1 Compliance with the following codes: ■ 2021, 2018, 2015, 2012 and 2009 International Building Code® (IBC)
- 2021, 2018, 2015, 2012 and 2009 International Residential Code® (IRC)
- 2013 Abu Dhabi International Building Code (ADIBC)<sup>†</sup> The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced

#### In this report are the same sections in the ADIBC. For evaluation for compliance with codes adopted by Los Angeles Department of Building and Safety (LADBS), see ESR-2048 LABC and LARC Supplement.

- Properties evaluated:
- Weather resistance
- Fire classification Wind uplift resistance
- 1.2 Evaluation to the following green code: ■ 2019 California Green Building Standards Code (CALGreen), Title 24, Part 11
- Attributes verified:

## See Section 3.1.

#### 2.0 USES

Custom-Bilt Standing Seam Metal Roof Panels are steel panels complying with IBC Section 1507.4 and IRC Section R905.10. The panels have been evaluated for use as Class A roof coverings when installed in accordance with this report.

### 3.0 DESCRIPTION

3.1 Roofing Panels: Custom-Bilt standing seam roof panels are fabricated from steel and are available in the CB-150 and SL-1750 profiles.

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The panels are roll-formed at the jobsite to provide the standing seams between panels. See Figures 1 and 3 for panel profiles. The standing seam roof panels are roll-formed from minimum No. 24 gage [0.024-inch-thick (0.61 mm)] cold-

**ESR-2048** 

Reissued March 2021

Revised June 2021

formed sheet steel. The steel conforms to ASTM A792, with an aluminum-zinc alloy coating designation of AZ50. The panel profiles are as follows:

- CB-150: This profile is formed to 12- or 16-inch-wide (305 or 406 mm) panels, with 11/2-inch-high (38 mm) mechanically locking seams. See Figure 1.
- SL-1750: This profile is formed to 14- or 18-inch-wide (356 or 457 mm) panels, with 13/4-inch-high (44 mm) snap-locking seams. See Figure 3.

The attributes of the metal roofing panels have been venified as conforming to the provisions of CALGreen Section A5.406.1.2 for reduced maintenance. Note that decisions on compliance for those areas rest with the user of this report. The user is advised of the project-specific provisions that may be contingent upon meeting specific conditions, and the verification of those conditions is outside the scope of this report. These codes or standards often provide supplemental information as guidance.

#### 3.2 Decking:

Solid or closely fitted decking must be minimum 15/32-inchthick (11.9 mm) wood structural panel or lumber sheathing, complying with IBC Section 2304.8.2 (2012 and 2009 IBC Section 2304.7.2) or IRC Section R803, as applicable. 3.3 Underlayment and Flashing:

Underlayment must comply with ASTM D226 or GAF VersaShield® Fire-Resistant Roof Deck Protection (ESR-

2053). Flashing must be in accordance with IBC Section 1503.2 or IRC Section 903.2, as applicable. 3.4 Panel Clips:

Panel clips are supplied by Custom-Bilt, and are fabricated from ASTM A653 sheet steel with a zinc coating designation of G90, and a base-metal thickness of 0.024 inch (0.61 mm (No. 24 gage)] for the CB-150 and 0.048 inch [1.22 mm (No. 18 gage)] for the SL-1750. See Figures 2 and 4 for panel clips and dimensions.

#### 3.5 Fasteners:

Fasteners for attaching the anchor clips to the sheathing must be corrosion-resistant screws of sufficient length to penetrate into the sheathing a minimum of 3/4 inch (19 mm) or through the thickness of the sheathing, whichever is less.

RCC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ECC Evaluation Service, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.



#### ESR-2048 | Most Widely Accepted and Trusted 4.0 DESIGN AND INSTALLATION

#### 4.1 General:

Installation of the Custom-Bilt Standing Seam Roof Panels must be in accordance with this report, Section 1507.4 of the IBC or Section R905.10 of the IRC, and the manufacturer's published installation instructions. The manufacturer's installation instructions must be available at the jobsite at all times during installation.

The roof panels must be installed on solid or closely fitted decking, as specified in Section 3.2. Accessories such as gutters, drip angles, fascias, ridge caps, window or gable trim, valley and hip flashings, etc., are fabricated to suit each job condition. Details must be submitted to the code official for each installation.

#### 4.2 Roof Panel Installation:

4.2.1 CB-150: The CB-150 roof panels are installed on roofs having a minimum slope of 2:12 (17 percent). The roof panels are installed over underlayment, when required by the applicable codes, and secured to the sheathing with the panel clip shown in Figure 2. The clips are located at each panel rib side lap spaced 6 inches (152 mm) from all ends and at a maximum of 4 feet (1.22 m) on center along the length of the rib, and fastened with a minimum of two No. 10 by 1-inch pan head corrosion-resistant screws. The panel ribs are mechanically seamed twice, each pass at 90 degrees, resulting in a double-locking fold as shown in Figure 1.

4.2.2 SL-1750: The SL-1750 roof panels are installed on roofs having a minimum slope of 2:12 (17 percent). The roof panels are installed over underlayment, when required by the applicable codes, and secured to the sheathing with the panel clips shown in Figure 4. The clips are located at each panel rib side lap spaced 6 inches (152 mm) from all ends and at a maximum of 3 feet (914 mm) on center along the length of the rib, and fastened with a minimum of two No. 10 by 1-inch pan head corrosion-resistant screws. After installation of fasteners along one side, each panel is lapped. over the preceding panel and snap-locked into place.

#### 4.3 Fire Classification:

The roof covering system described in Table 1, when installed in accordance with this report, is a Class A roof covering in accordance with ASTM E108 (UL 790).

			TABL
	SYSTEM	MAXIMUM SLOPE (inch/foot)	DE
108	а	Unlimited	Minim Ply

See Section 3.2.

#### ESR-2048 Most Widely Accepted and Trusted

Page 3 of 5



# wind uplift resistance of 45 pounds per square foot 5.0 CONDITIONS OF USE

The standing seam metal roof panels described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

The systems described in Section 3.0 and installed in

accordance with Sections 4.1 and 4.2 have an allowable

Page 2 of 5

- 5.1 The panels are manufactured, identified and installed in accordance with this report, the applicable code, and the manufacturer's published installation instructions. In the event of a conflict between this report and the manufacturer's published installation instructions, this report governs.
- 5.2 The required design wind loads must be determined for each project. Wind uplift pressure on any roof area must not exceed 45 pounds per square foot (2.15 kPa).
- 5.3 The Custom-Bilt Standing Seam Roof Panels are manufactured in McClellan, California, under a quality control program with inspections by ICC-ES.

## 6.0 EVIDENCE SUBMITTED

4.4 Wind Uplift Resistance:

(2.15 kPa).

Data in accordance with the ICC-ES Acceptance Criteria for Metal Roof Coverings (AC166), dated February 2021. 7.0 IDENTIFICATION

- 7.1 Pallets of the standing seam metal roof panel are identified with a label bearing the product name, the material type and gage, the Custom-Bilt Metals name and address, and the evaluation report number (ESR-2048).
- 7.2 The report holder's contact information is the following: CUSTOM-BILT METALS 1333 CORPORATE DRIVE, SUITE 103

**IRVING, TEXAS 75038** (888) 875-8484

www.custombiltmetals.com info@custombiltmetals.com

#### LE 1-ROOF CLASSIFICATION

DECK	UNDERLAYMENT	METAL PANEL	ROOF CLASS
nimum <sup>16/</sup> 22 <sup>°</sup> Plywood	One Layer of Type II (No. 30) Underlayment and Two Layers of GAF VersaShield <sup>®</sup> Fire- Resistant Roof Deck Protection	CB-150 or SL-1750	A

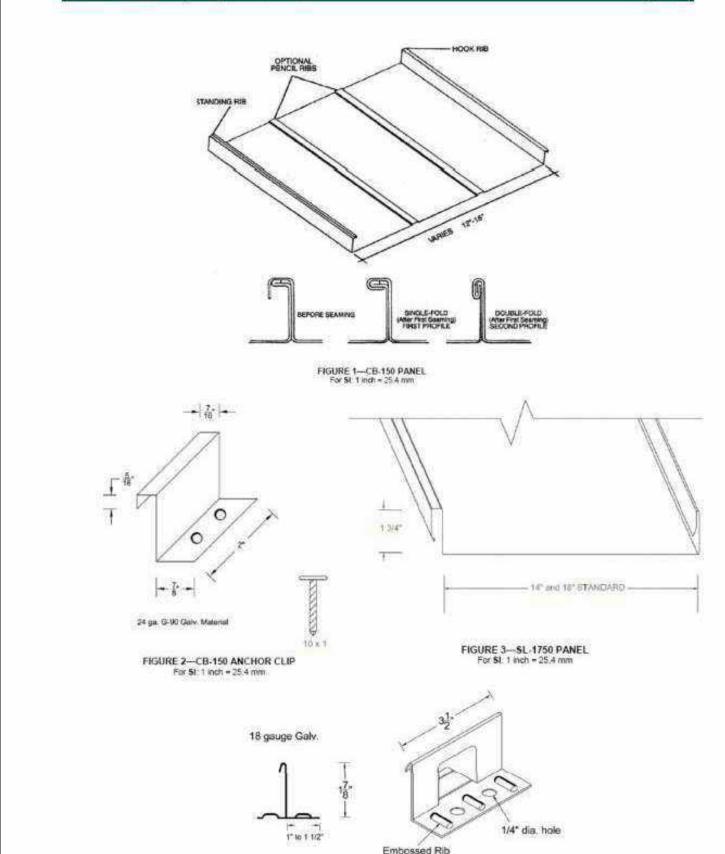


FIGURE 4-SL-1756 ANCHOR CLIP

## Material Points in LEED

This document describes how Custom-Bilt Metals cool metal roofing products can directly contribute toward points in the USGBC's 2009 LEED® Green Building Rating System (Version 3). For each credit category and eligible point(s) shown below, the language from the 2009 LEED New Construction and Major Renovations Reference Guide is provided as substantiation.

## Sustainable Sites

SS Credit 7.2: Heat Island Effect - Roof (1 pt) Heat islands are defined by LEED as thermal gradient differences between

developed and undeveloped areas. In large urban areas, the Heat Island Effect contributes to poor environmental air quality issues, such as smog, that are a health hazard to the general population.

To address the environmental issues the Heat Island Effect has in developed areas. roofing with solar reflectance reduces the surface temperature of a roof, when compared to a roof without solar reflectance. As a result, less heat is emitted from the roof.

A Custom-Bilt Metals cool metal roof has solar reflectance and thermal emittance values that can meet the Solar Reflective Index criteria for this credit.

"Use roofing materials having a Solar Reflectance Index (SRI) equal to or greater than the values listed below for a minimum of 75% of the roof surface."

Roof Type	Slope	SRI Value
Low-Sloped Roof	≤ 2:12 pitch	SRI 78
Steep-Sloped Roof	> 2:12 pitch	SRI 29

A roof that meets these criteria directly contributes one point in LEED-NC. Note too that for a roof that covers more than 75% of the roof surface, the SRI criteria can be lowered using a weighted average calculation approved by USGBC.

> 13940 Magnolia Ave. Chino, CA 91710-7029 t. 909.664,1500 f. 909.664.1520 www.CustomBitMetals.com

CUSTOM-BILT METALS

LAST-TIME

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

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> OWNER: IS SRVANTIAN X DR. 91501 ADDRESS: 1048 SHERLOCI BURBANK, CA 9

> > S Z O SPECIFICA





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SCALE:	N.T.S.
CHECKED BY:	M.A.
DRAWN BY:	J.F.
DATE DRAWN:	4/16/25
JOB NUMBER:	22078
PROJECT INFO	

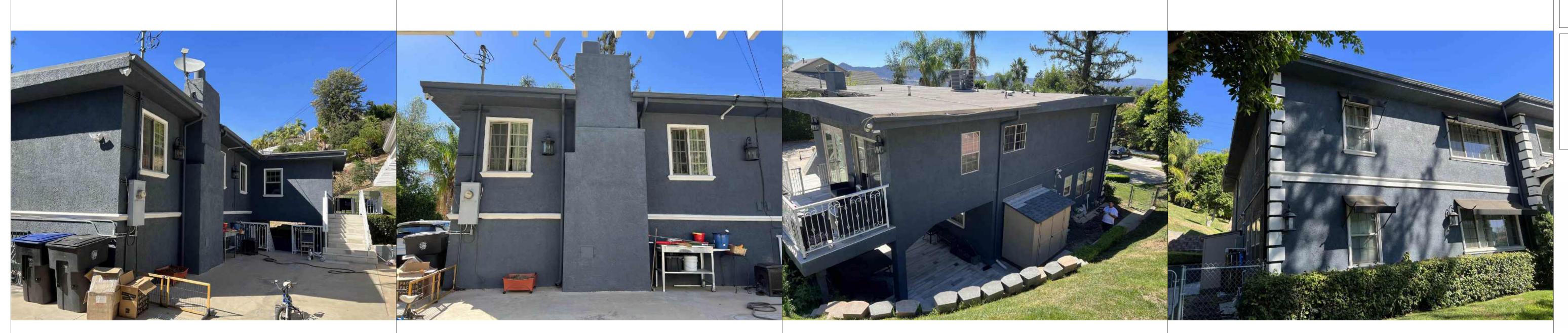
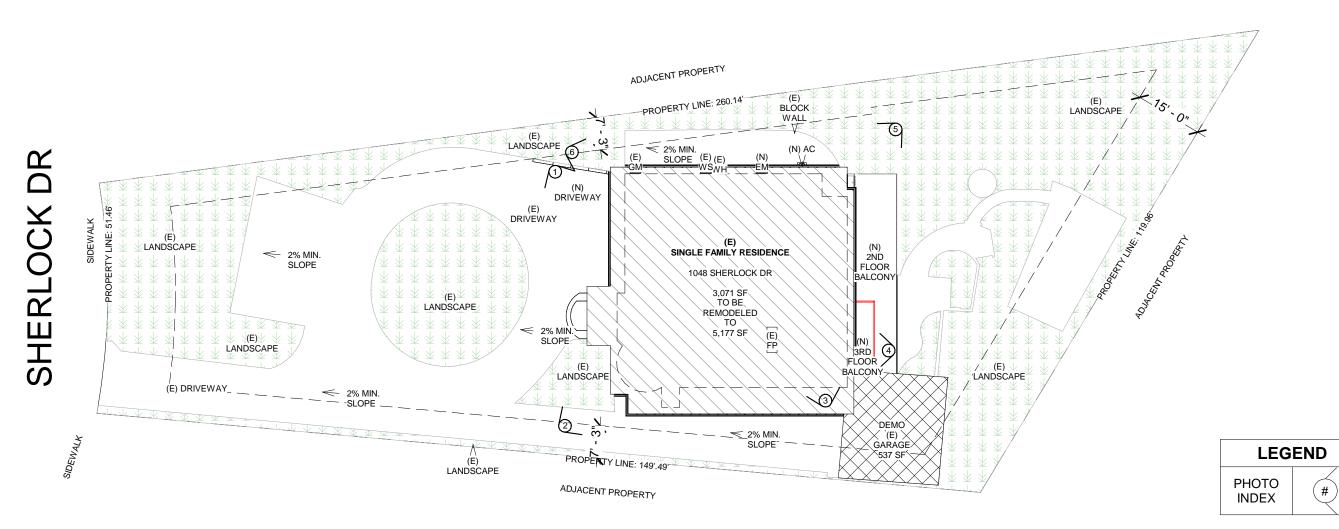


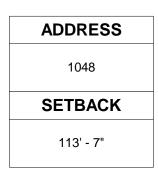
PHOTO INDEX SITE PLAN

1 VIEW POINT SITE PLAN 3/64" = 1'-0"



NOTE: PLANNING DEPT. ONLY

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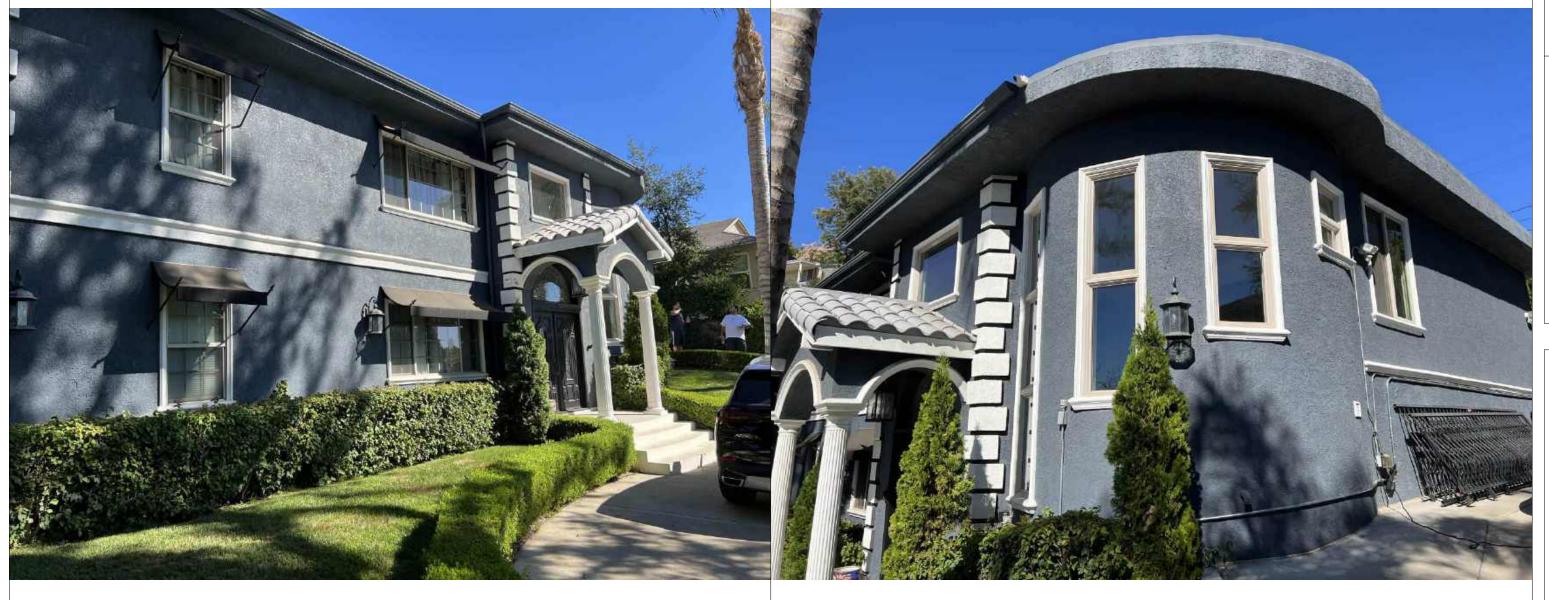


PHOTO #1

PHOTO #5

PHOTO #2

PHOTO #6

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

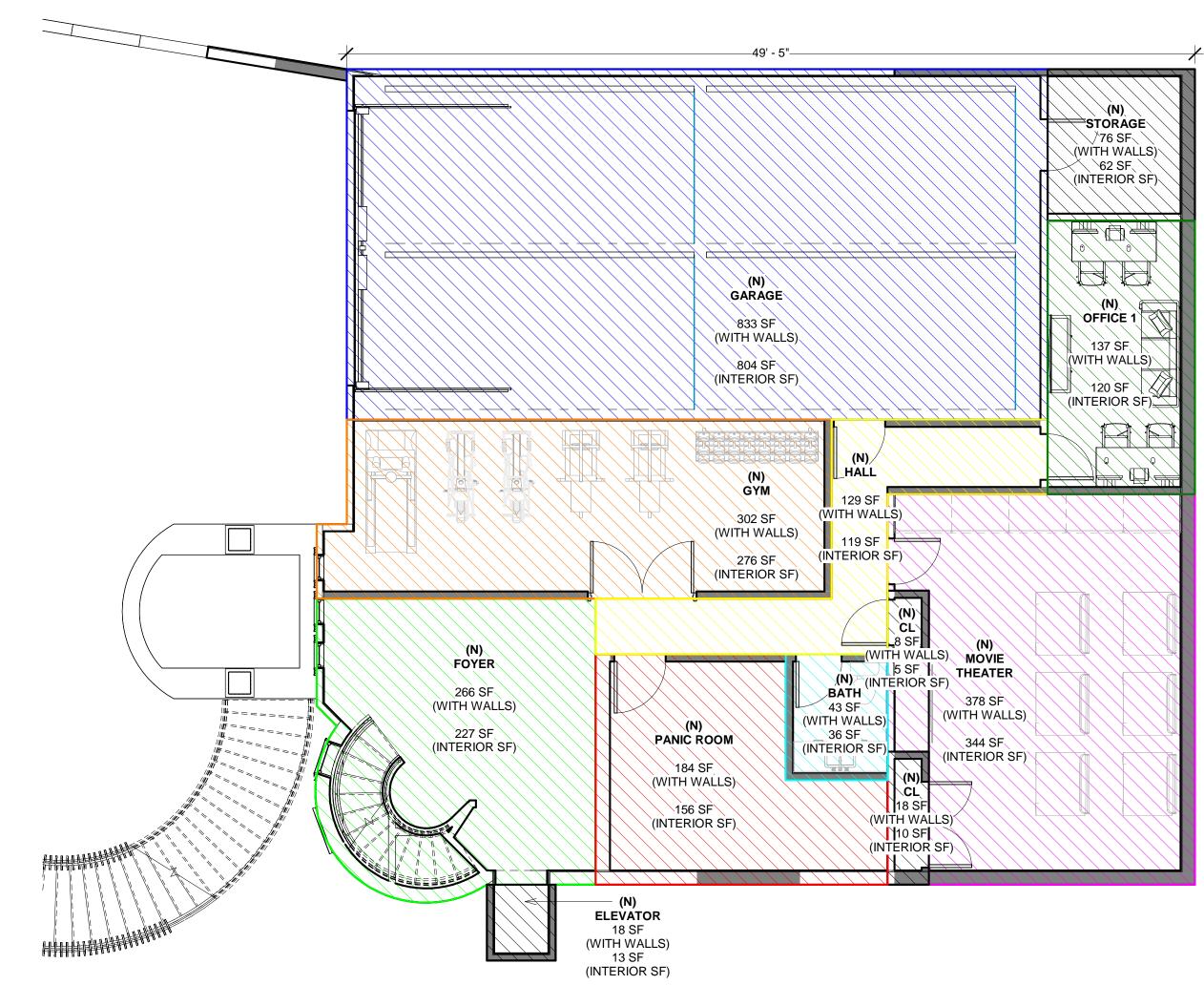
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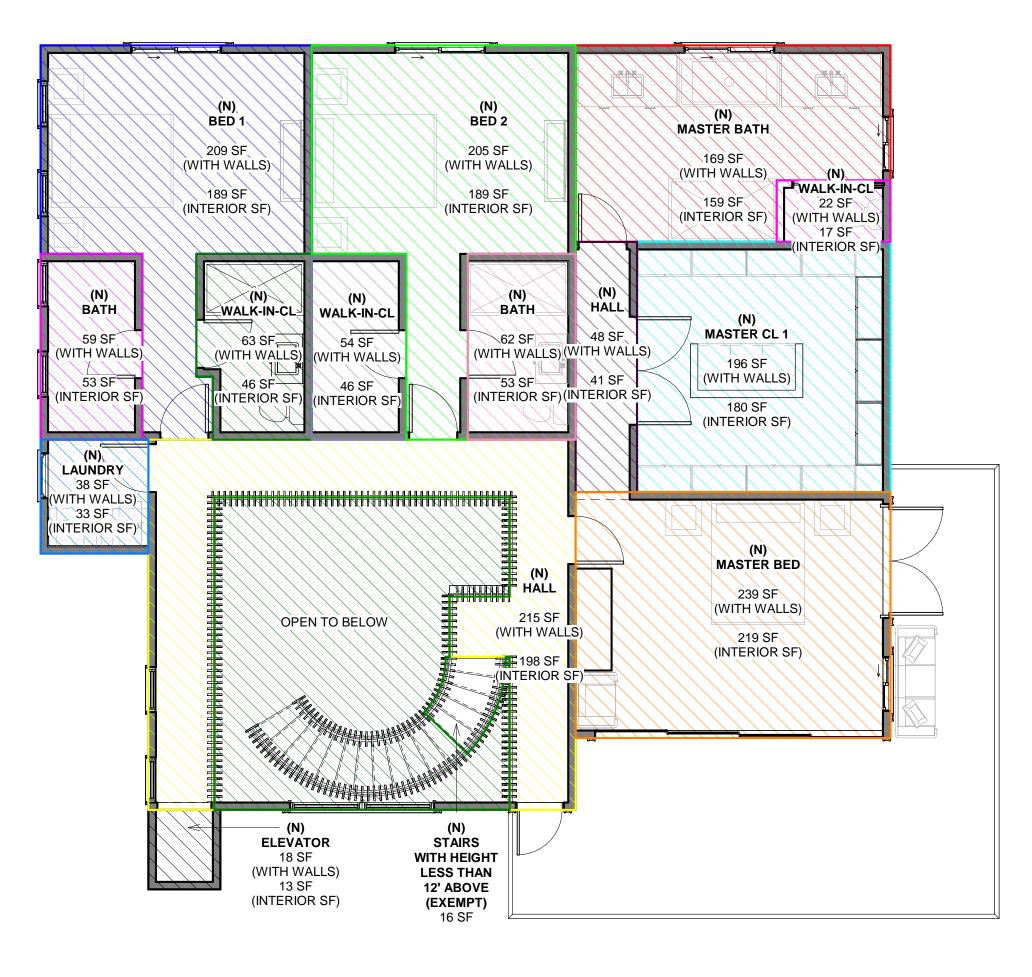
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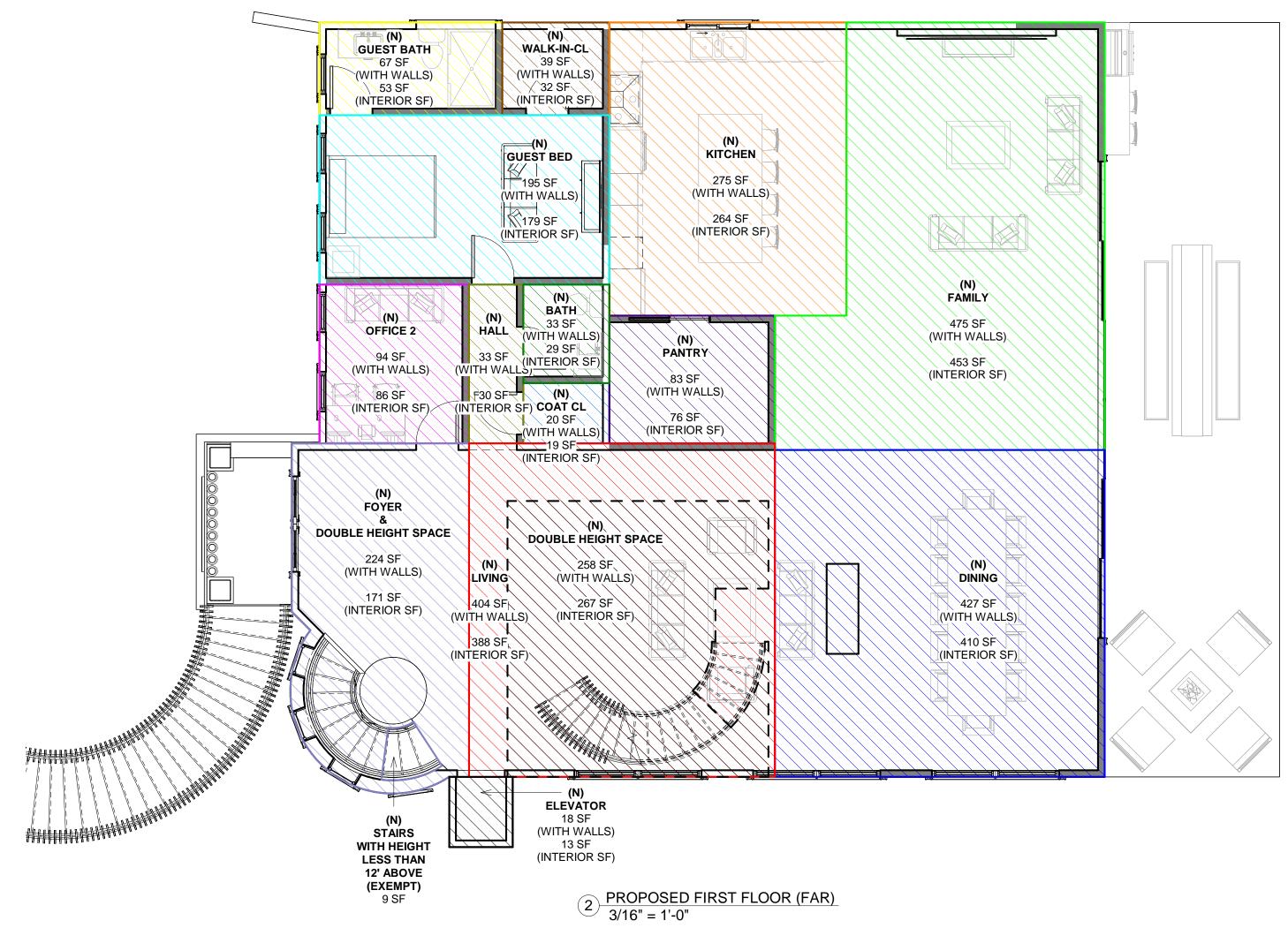
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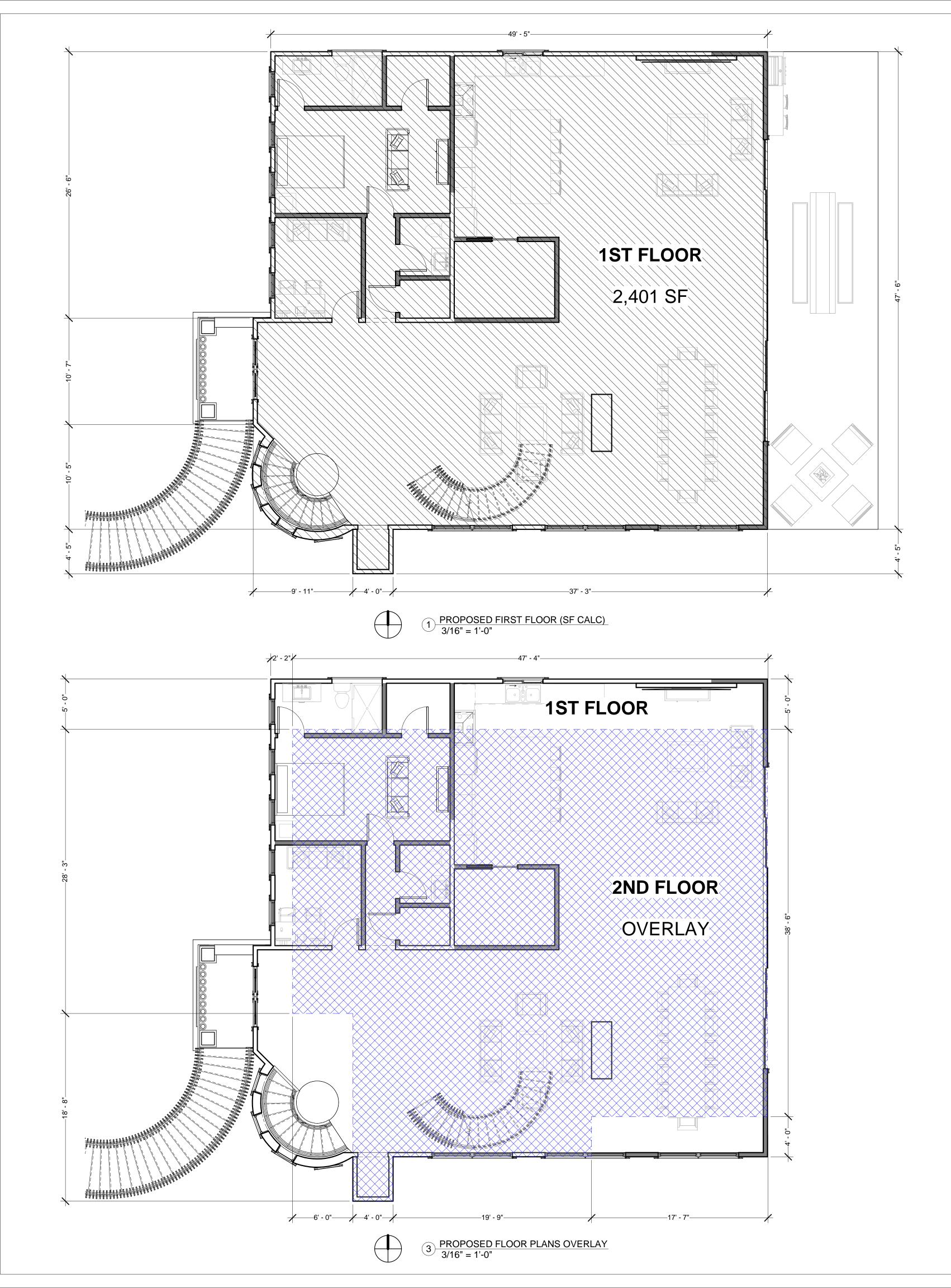
 $<sup>1 \</sup>frac{\text{PROPOSED BASEMENT FLOOR (FAR)}}{3/16" = 1'-0"}$ 

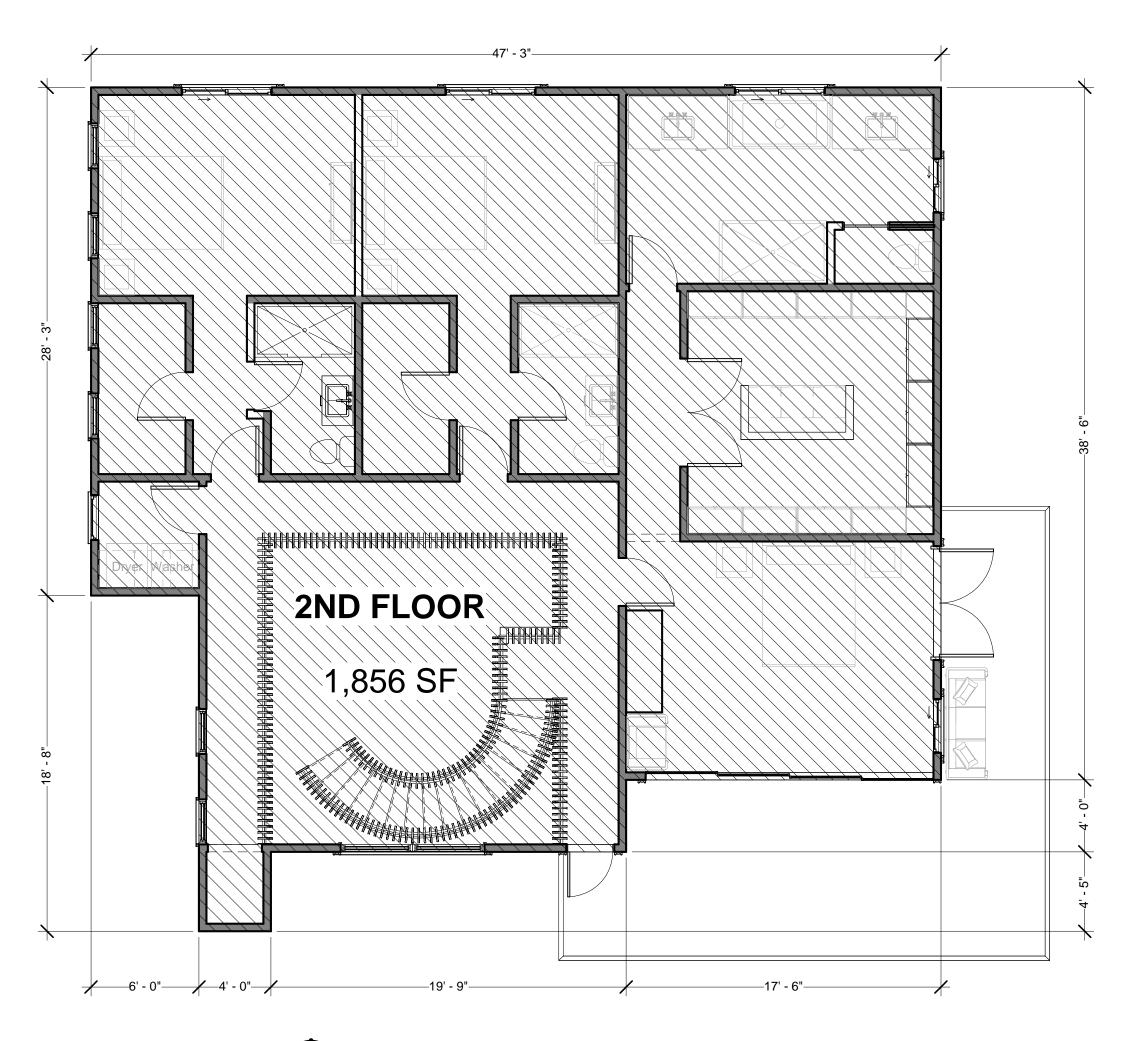




		FAR CALCULATION			
BASEMENT FLOOR AREAS		FIRST FLOOR AREAS		SECOND FLOOR AREAS	3
(N) GARAGE:	833 SF	(N) GUSET BATHROOM:	66 SF	(N) BED 1:	209 SF
BASEMENT GARAGE (EXEMPT):	-833 SF	(N) WALK-IN-CL:	39 SF	(N) BED 2:	205 SF
(N) MOVIE THEATER:	378 SF	(N) KITCHEN:	275 SF	(N) MASTER BATH:	169 SF
(N) CL:	18 SF	(N) FAMILY:	471 SF	(N) STALL:	22 SF
(N) CL:	8 SF	(N) DINING:	427 SF	(N) HALL:	48 SF
(N) PANIC ROOM:	184 SF	(N) LIVING:	404 SF	(N) MASTER CL:	196 SF
(N) BATH:	43 SF	(N) FOYER & DOUBLE HEIGHT SPACE:	224 SF	(N) MASTER BED:	239 SF
(N) FOYER:	266 SF	(N) OFFICE 2:	94 SF	(N) HALL:	215 SF
(N) HALL:	129 SF	(N) HALL:	33 SF	(N) BATH:	63 SF
(N) GYM:	302 SF	(N) COAT CL:	20 SF	(N) WALK-IN-CL:	59 SF
(N) STORAGE:	76 SF	(N) BATH:	33 SF	(N) BATH:	62 SF
(N) OFFICE 1:	120 SF	(N) PANTRY:	83 SF	(N) WALK-IN-CL:	54 SF
(N) ELEVATOR:	18 SF	(N) GUEST BED:	195 SF	(N) ELEVATOR:	18 SF
		(N) ELEVATOR:	18 SF		
		(N) DOUBLE HEIGHT SPACE:	258 SF		
EXEMPT BASEMENT FLOOR AREA:	1,542 SF				
TOTAL BASEMENT FLOOR AREA:	0 SF	TOTAL FIRST FLOOR AREA:	2,640 SF	TOTAL SECOND FLOOR AREA:	1,559 SF
		TOTAL FLOOR AREA:	4,199 SF		
		4,199 SF TOTAL < 5,672 SF ALLOW	ED		

REVISE DATES:	
CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF <b>SEC DEVELOPMENT</b> NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF <b>SEC DEVELOPMENT</b> . VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.	
OWNER: BORIS SRVANTIAN ADDRESS: 1048 SHERLOCK DR. BURBANK, CA 91501	
FAR FLOOR PLANS & CALCULATIONS	
APARTEON (818) 237-0295	
(818) 484-711 SECDEVELOPMENT.NET ST = SECDEVELOPMENT.NET development development development development	,
PROJECT INFO         JOB NUMBER:       22078         DATE DRAWN:       4/16/25         DRAWN BY:       J.F.         CHECKED BY:       M.A.         SCALE:       3/16" = 1'	







STORY SF C	AL
PROPOSED FIRST FLOOR	
PROPOSED SECOND FLOOR	
% OF FIRST FLOOR	
85% OF FIRST FLOOR ALLOWED	
SECOND FLOOR IS UNDER MAX	

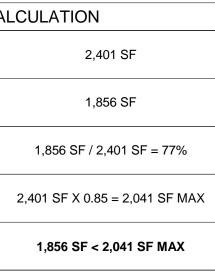
SIDE SETBACK CALCULATIONS NORTH 2ND FLOOR WALL @ 5' SETBACK

NORTH WALL MAX ALLOWED @ 5' SETBACK

SOUTH 2ND FLOOR WALL @ 4' SETBACK

SOUTH WALL MAX ALLOWED @ 4' SETBACK

 $2 \frac{\text{PROPOSED SECOND FLOOR (SF CALC)}}{3/16" = 1'-0"}$ 



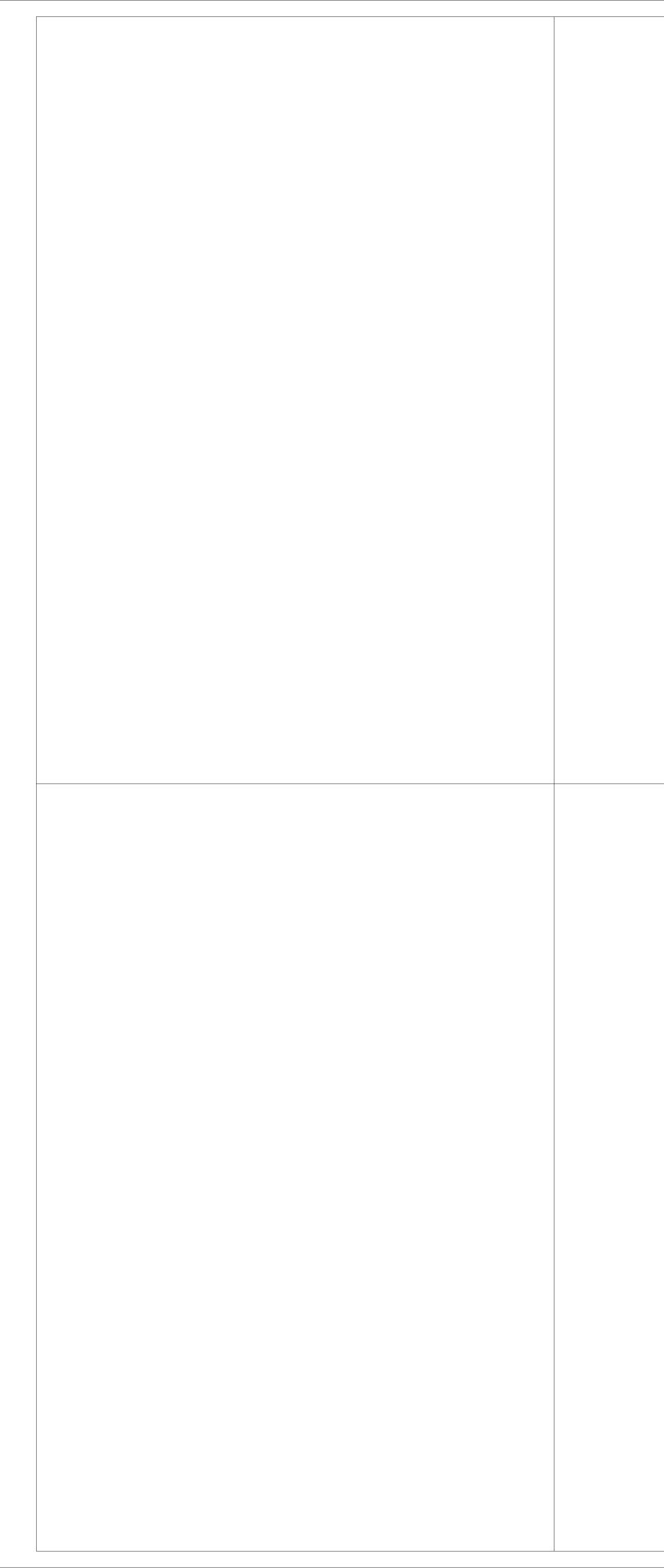
47'-4" / 47'-4" = 100%

100% > 30%

23'-7" / 47'-4" = 50%

50% > 40%

DIMEN PERTA SITE B THE W AS INS DESIG SHOW	RACTOR TO ISIONS, CON AINING TO TI EFORE PRO ORK STRUMENT ( N, IDEAS AN N ON THESI HALL REMA	DITIONS HE WORI DEEDING DF SERVI ID INFOR E DRAWI	6, ETC., K AT THE G WITH ICE, ALL
PROPE NO PA COPIE OR US WITH / OTHEF PROJE BEEN WITHC OF <b>SE</b> CONT/ SHALL EVIDE	ERTY OF <b>SE</b> RT THEREO D, DISCLOS ED IN CONN ANY WORK ( R THAN THE ECT FOR WH PREPARED DUT THE WR <b>C DEVELOP</b> ACT WITH TH CONSTITUT NCE OF ACC E RESTRICTI	C DEVEL F SHALL ED TO O IECTION OR PROJ SPECIFI IICH THE AND DE AND DE CHTEN C MENT. V HESE DR FE CONC CEPTANC	BE THERS, C Y HAVE /ELOPED ONSENT ISUAL AWINGS LUSIVE
	OWNER: BORIS SRVANTIAN	ADDRESS: 1048 SHERLOCK DR. BURBANK, CA 91501	
	SF FLOOR PLANS, FLOOR PLAN	OVERLAY,	& CALCULATIONS
	SF FLOOR PLANS, FLOOR PLAN	APARTEON OVERLAY,	SEVAN BENLIAN (818) 237-0295
(818) 484-711 SECDEVELOPMENT.NET	C FLOOR PLANS,		& CALC



	STANDARDS CODE (CA		OR COVER SHEET CALIFORNIA GREEN BUILDING Y ITEMS IN THE DESIGN AND CONSTRUCTION OF THE TTED DRAWINGS:	
	202	2 CalGREEN Residential Mandatory	/ Measure Notes	
SECTION	MEASURE	REQUIREMENTS		
PLANNING AND	DESIGN	Λ		
4.106.2	Storm Water Drainage and Retention During Construction	A plan is developed and implemented to manage s		
4.106.3	Grading and Paving	Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.		
4.106.4.1	Electric Vehicle Charging	Provide capability for electric vehicle charging for one and two-family dwellings; townhouses with attached privat garages in accordance with Section 4.106.4,1.		
4.106.4.2	Electric Vehicle Charging	Sections 4.106.4.2.1 or 4.106.4.2.2, as applicable.	Provide capability for electric vehicle charging for multifamily dwellings and hotels/motels in accordance with	
4.106.4.3	Electric Vehicle Charging	Provide capability for electric vehicle charging for e buildings in accordance with Section 4.106.4.3, as	existing parking lots or new parking lots for existing residentia applicable.	
ENERGY EFFIC	- decentric and an address of the second s		-A forestation	
4.201.1	General	Building meets or exceeds the requirements of the	California Building Energy Efficiency Standards.	
WATER EFFICI	ENCY AND CONSERVATIO	N (Indoor Water Use)		
			ttings (faucets and showerheads) installed in residential	
		buildings shall comply with the prescriptive requirer		
		Plumbing fixtures & fittings Water closets	Maximum	
		Water closets	1.28 gallons/flush 0.125 gallons/flush for wall-mounted type and	
	Water Conserving	Urinals	0.5 gallons/flush for floor-mounted type or other type	
4.303.1	Plumbing Fixtures and Fittings	Showerheads		
		Snowerneads	1.8 gpm @ 80 psi 1.2 gpm @ 60 psi max.	
		Residential lavatory faucets	0.8 gpm @ 20 psi min.	
		Lavatora formate in common 2, public and around	0.5 gpm @ 60 psi	
		Lavatory faucets in common & public use areas	and the state of t	
		Metering faucets	0.2 gallons/cycle	
		Kitchen faucets	1.8 gpm @ 60 psi 303.1 shall be installed in accordance with the California	
4.303.3	Standards for Plumbing Fixtures and Fittings	Plumbing Code, and shall meet the applicable refe		
4.303.1.4.3	Metering faucets	Metering faucets in residential building shall not de		
	ENCY AND CONSERVATIO			
4.304.1	Outdoor potable water use in landscape areas	Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulation Title 23, Chapter 2.7, Division2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/		
MATERIAL COM	<b>NSERVATION &amp; RESOURC</b>	E EFFICIENCY (Enhanced Durability & Reduced I	Maintenance)	
4.406.1	Rodent proofing	Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior wal shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.		
MATERIAL COM	SERVATION & RESOURC	E EFFICIENCY (Construction Waste Reduction, D		
			percent of the nonhazardous construction and demolition	
		waste in accordance with one of the following:		
4.408.1	Construction Waste Management	1. Comply with a more stringent local construction and demolition waste management ordinance; or		
4.400.1		2. A construction waste management plan, per Section 4.408.2; or		
		3. A waste management company, per Section4.408.3; or		
		4. The waste stream reduction alternative, per Se		
MATERIAL COM		E EFFICIENCY (Building Maintenance & Operatio	n)	
4.410.1	Operation and Maintenance Manual	An operation and maintenance manual shall be provided to the building occupant or owner.		
4.410.2	Recycling by Occupants	Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, an metals or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82(a)(2)(A) et seq, will also be exempt from the organic waste portion of this section.		

REVISE	DATES

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

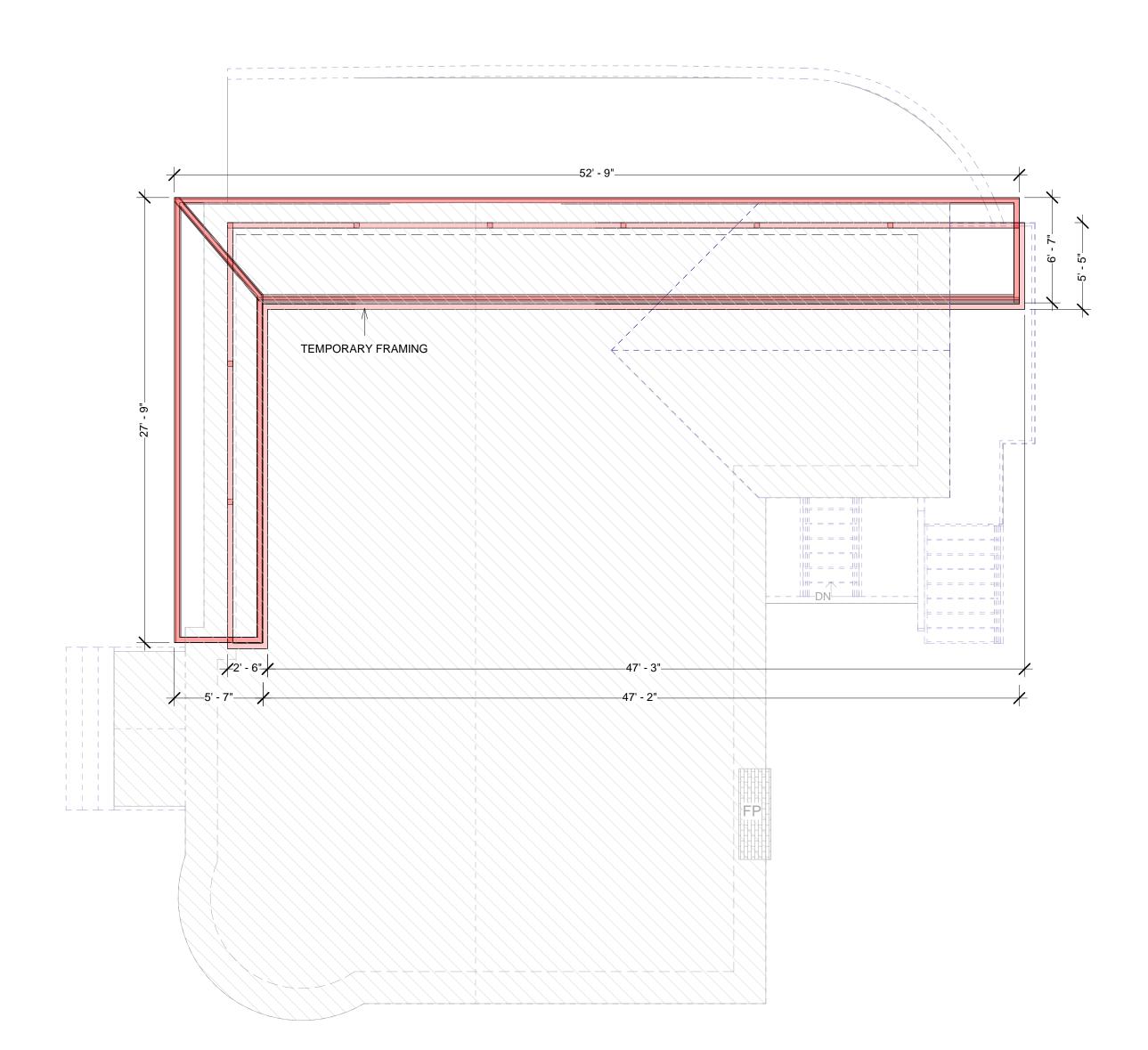
AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF **SEC DEVELOPMENT** NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE

PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF **SEC DEVELOPMENT**. VISUAL

THE WORK

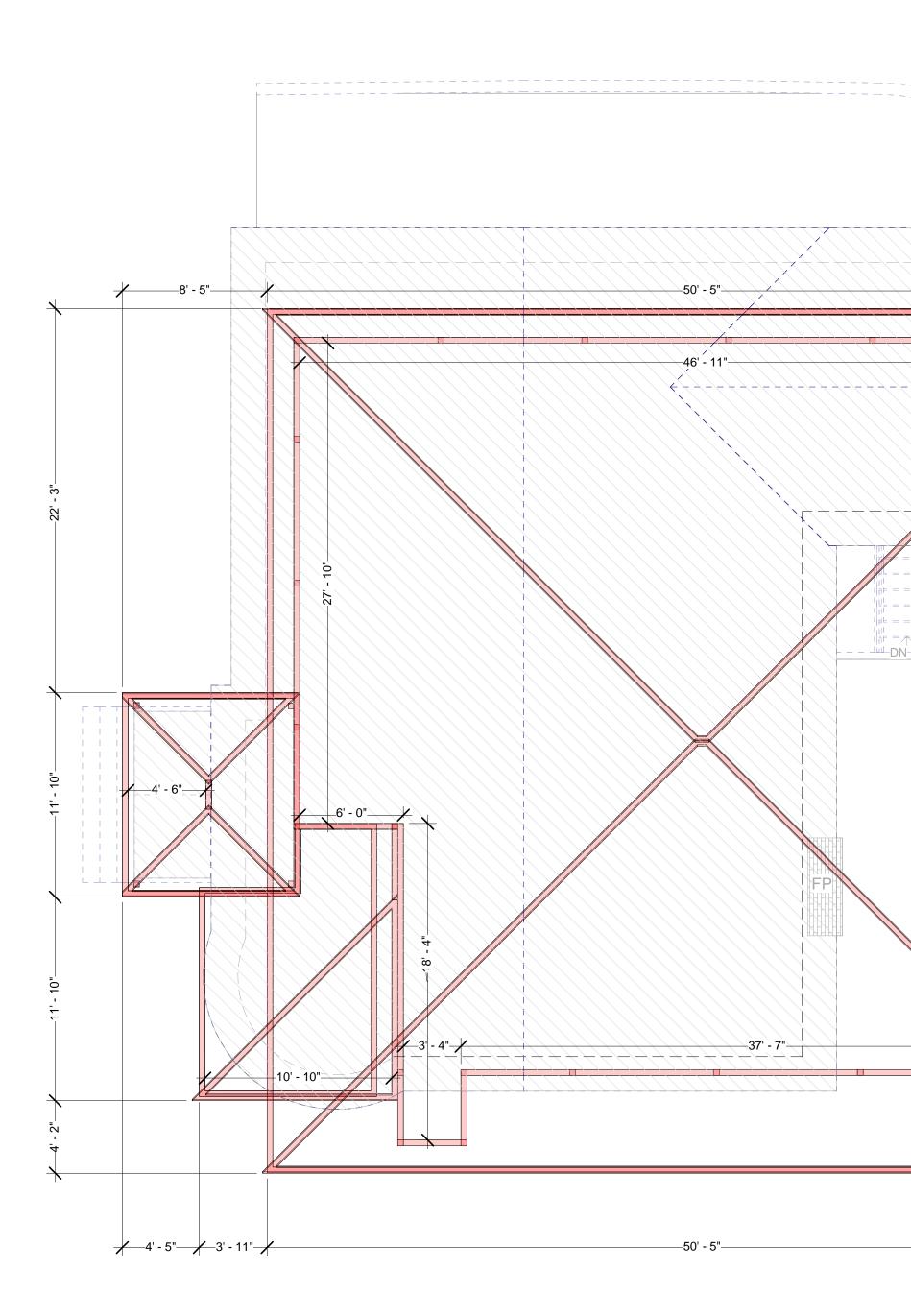
ECTION	MEASURE	REQUIREMENTS
NVIRONMENT	AL QUALITY (Fireplaces)	
4.503.1	Fireplaces	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stow shall compty with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.
NVIRONMENT	AL QUALITY (Pollutant Co	ntrol)
4.504.1	Covering of Duct Openings & Protection of Mech. Equipment During Construction	Duct openings and other related air distribution component openings shall be covered during construction.
4.504.2.1	Adhesives, Sealants and Caulks	Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
4.504.2.2	Paints and Coatings	Paints, stains and other coatings shall be compliant with VOC limits.
4.504.2.3	Aerosol Paints and Coatings	Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.
4.504.2.4	Verification	Documentation shall be provided to verify that compliant VOC limit finish materials have been used.
4.504.3	Carpet Systems	Carpet and carpet systems shall be compliant with VOC limits.
4.504.4	Resilient Flooring Systems	80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.
4.504.5	Composite Wood Products	Particleboard, medium density fiberboard (MDF) and hardwood plywood used in the interior finish systems shall comply with low formaldehyde emission standards.
NVIRONMENT	AL QUALITY (Interior Mois	ture Control)
4.505.2	Concrete Slab Foundations	Vapor retarder and capillary break is installed at slab-on-grade foundations.
4.505.3	Moisture Content of Building Materials	Moisture content of building materials used in wall and floor framing is checked before enclosure.
NVIRONMENT	AL QUALITY (Indoor Air Q	uality & Exhaust)
		Each bathroom shall be mechanically ventilated and shall comply with the following: 1. ENERGY STAR fans ducted to terminate outside the building.
4.506.1	Bathroom Exhaust Fans	<ol><li>Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system.</li></ol>
		<ol> <li>Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent.</li> </ol>
NVIRONMENT	AL QUALITY (Environment	al Comfort)
4.507.2	Heating and Air Conditioning System Design	Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D- 2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.
NSTALLER & S	PECIAL INSPECTOR QUA	LIFICATIONS (Qualifications, Verifications)
702.1	Installer Training	HVAC system installers are trained and certified in the proper installation of HVAC systems.
702.2	Special Inspection	Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.
703.1	Documentation	Verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.



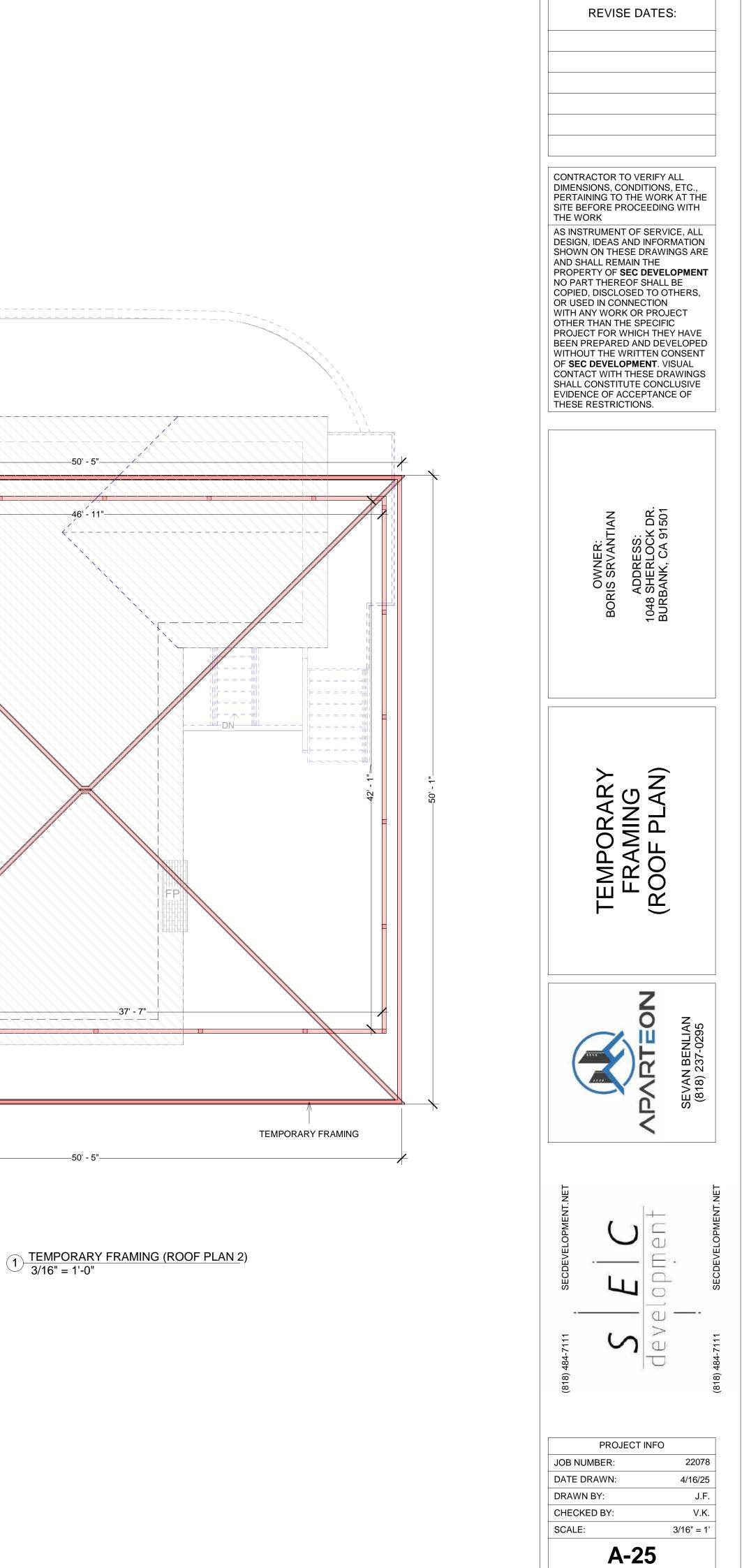


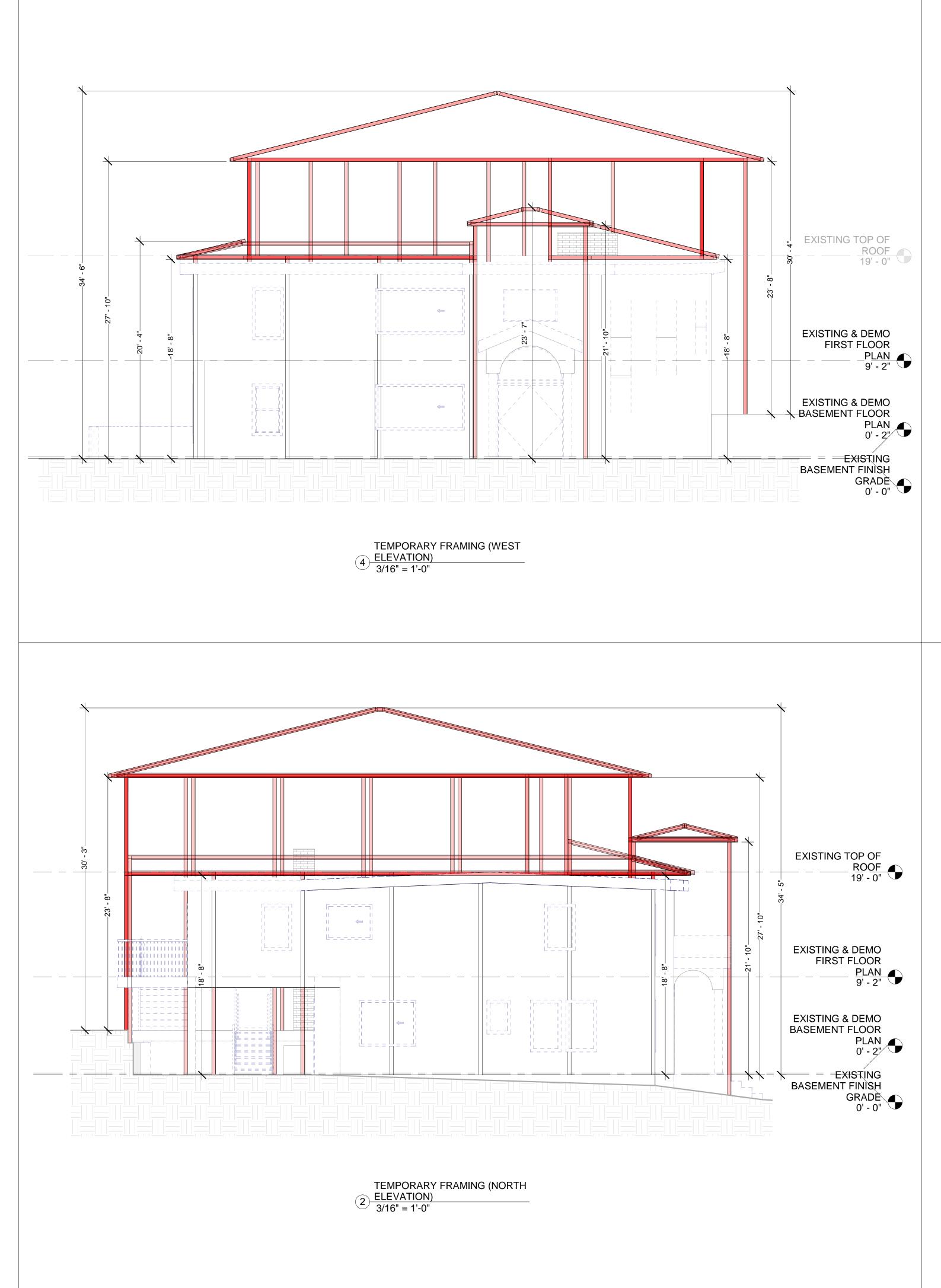


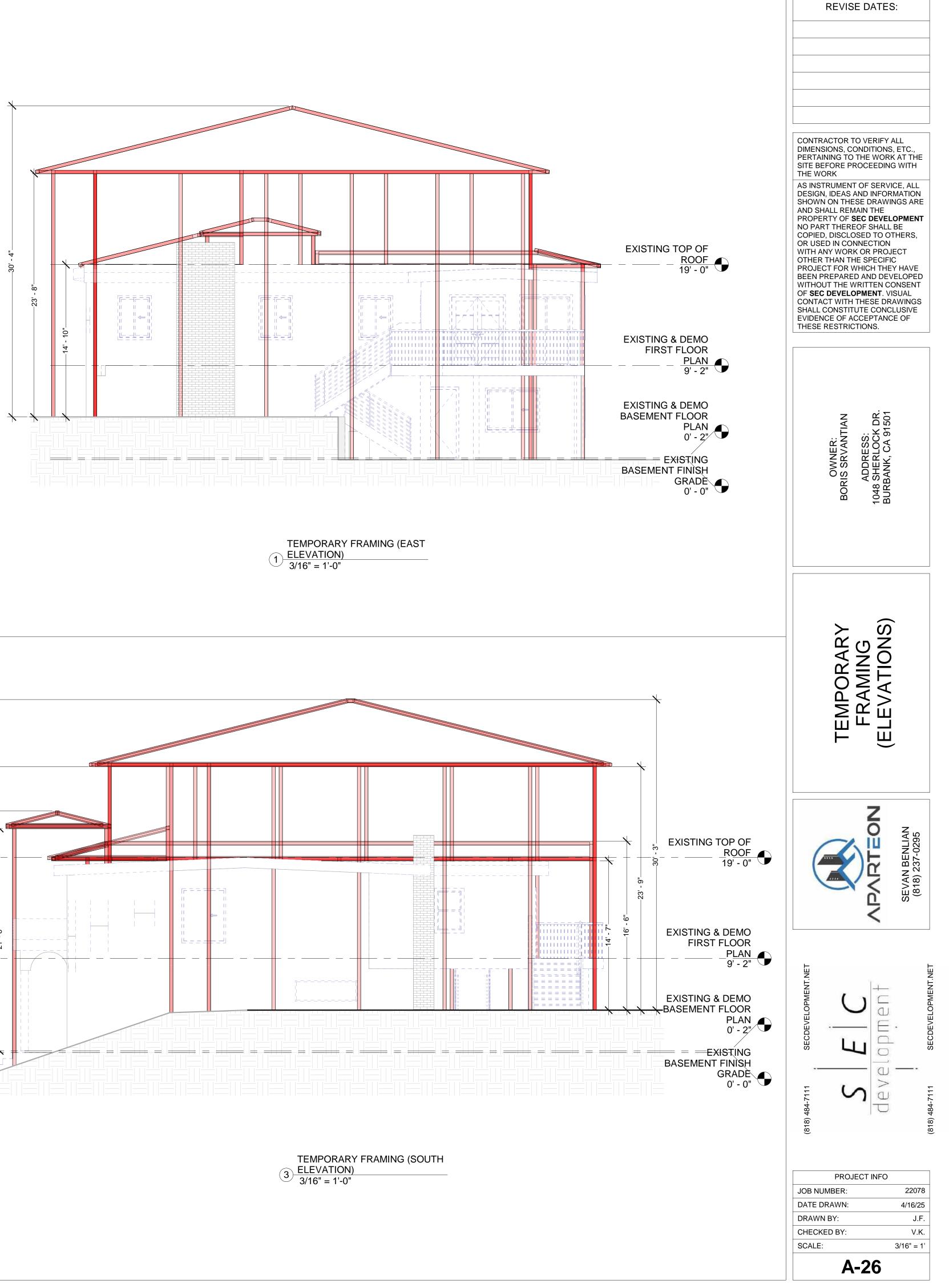
2 TEMPORARY FRAMING (ROOF PLAN 1) 3/16" = 1'-0"

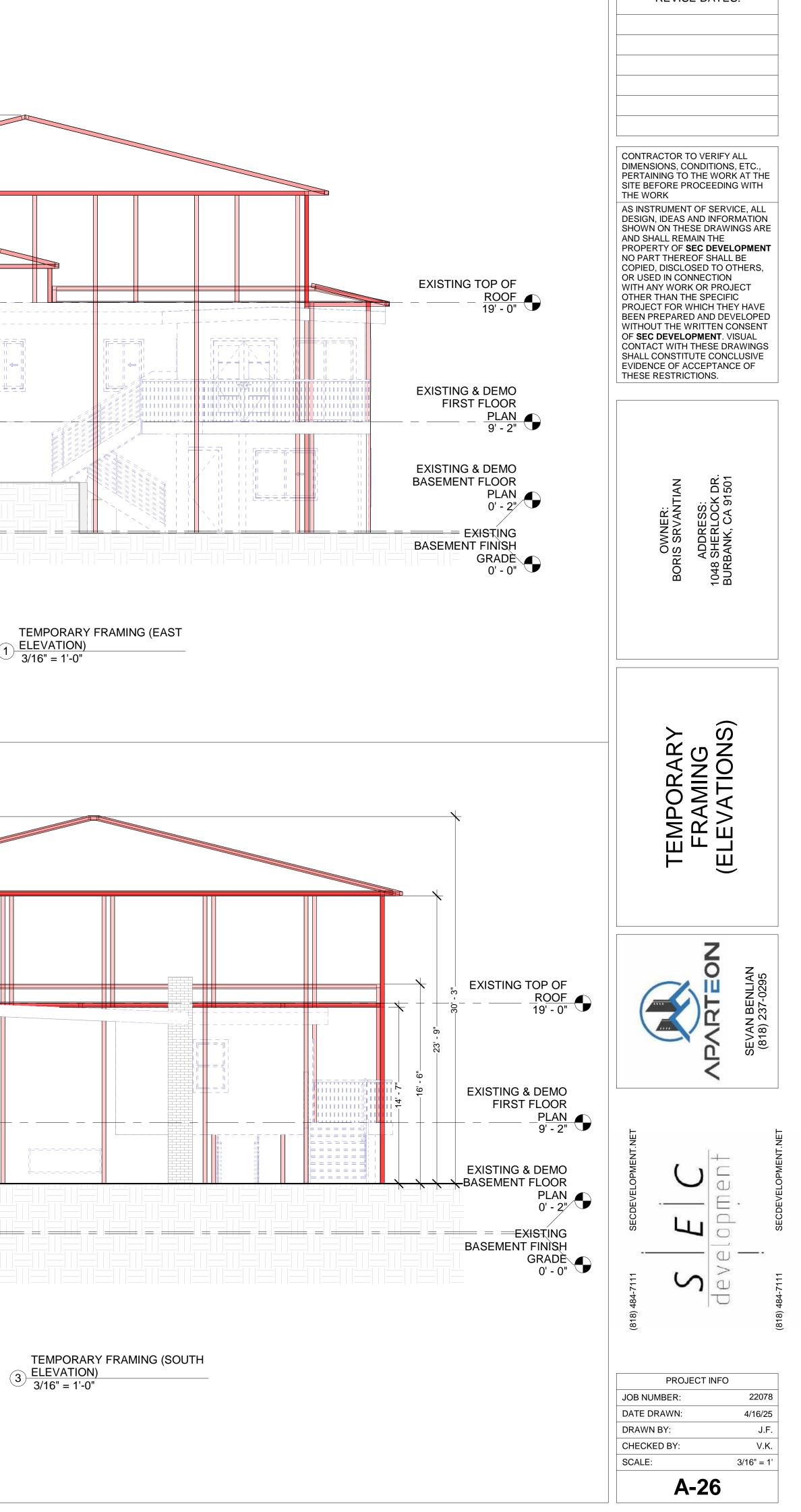


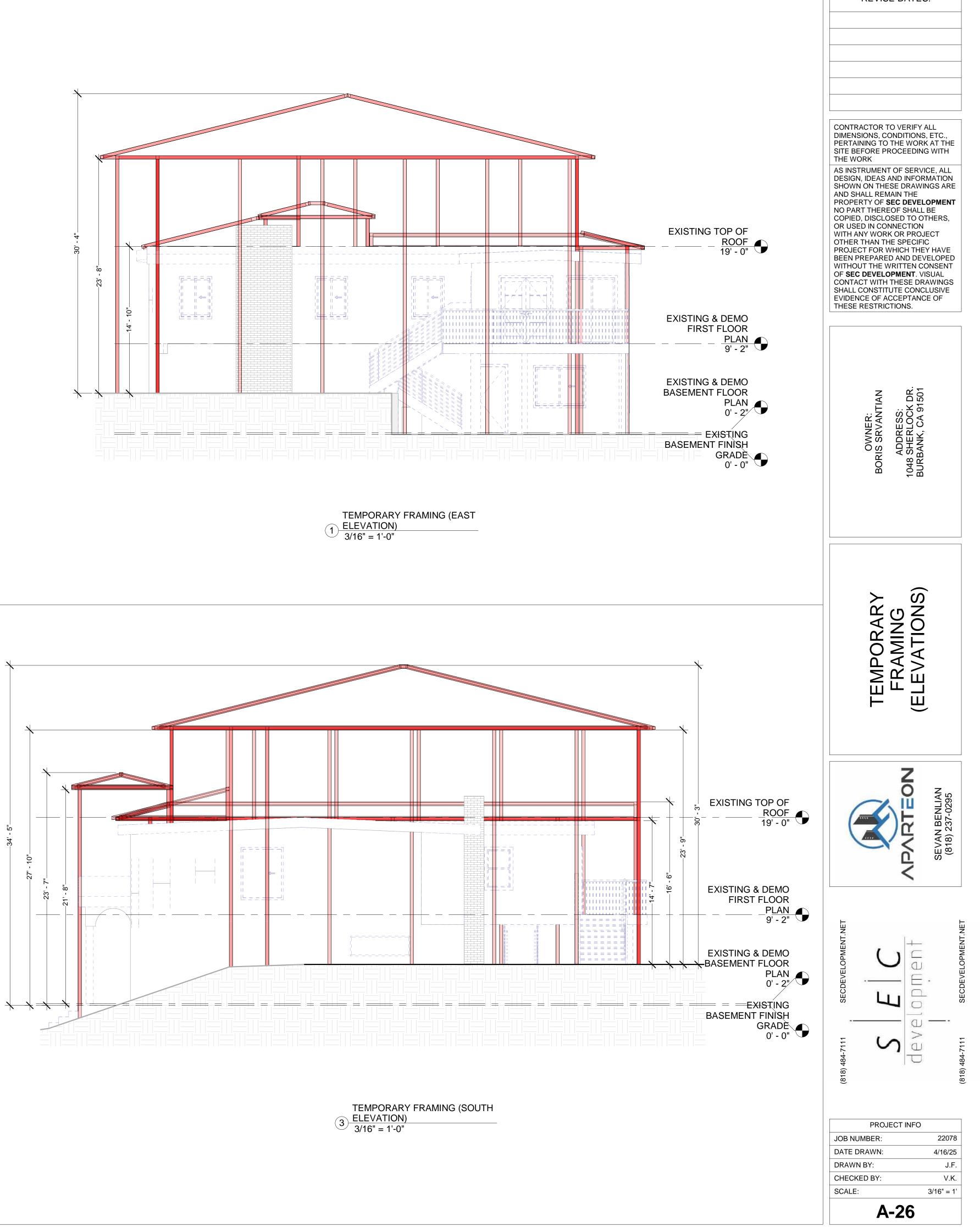
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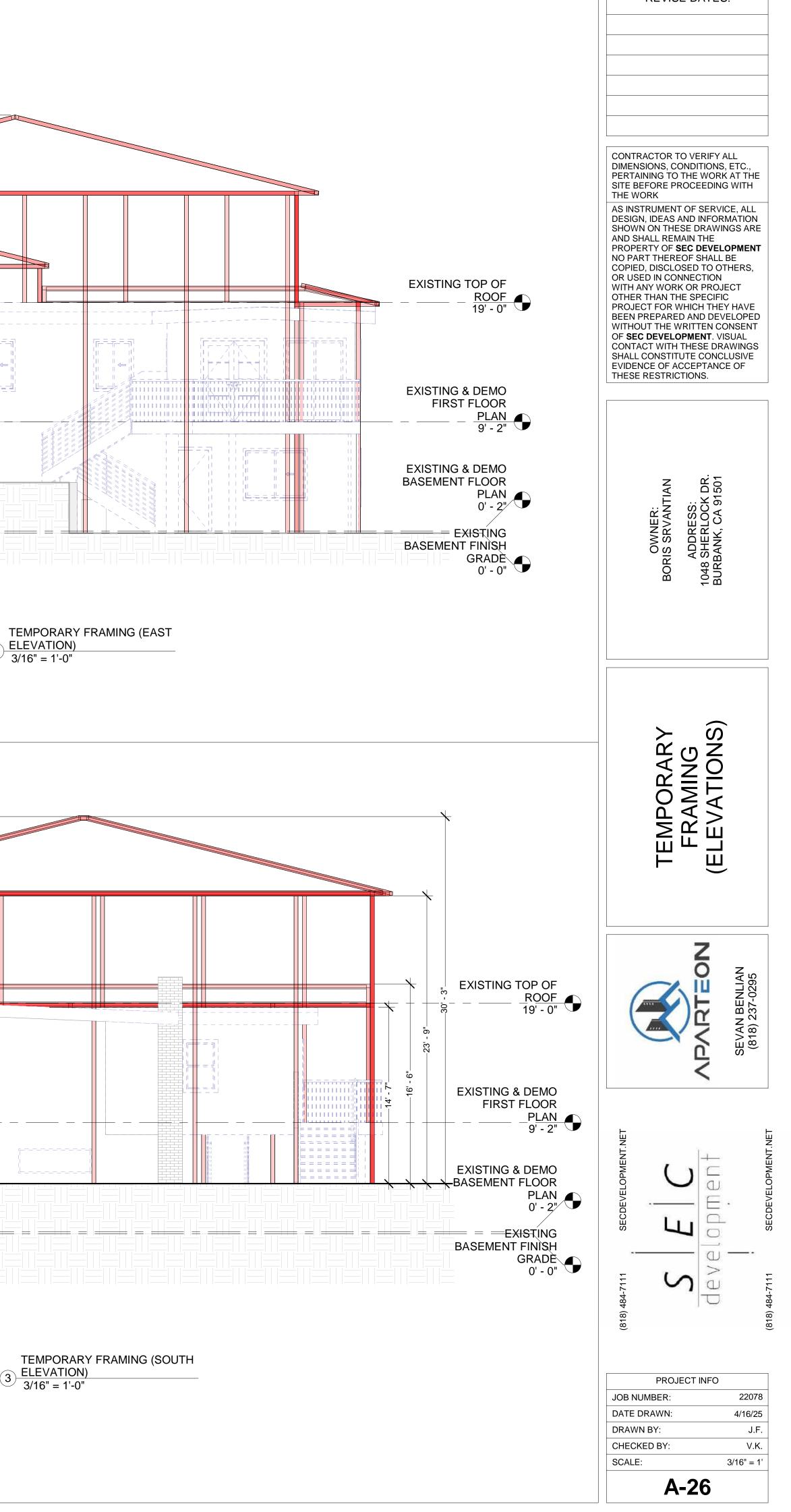


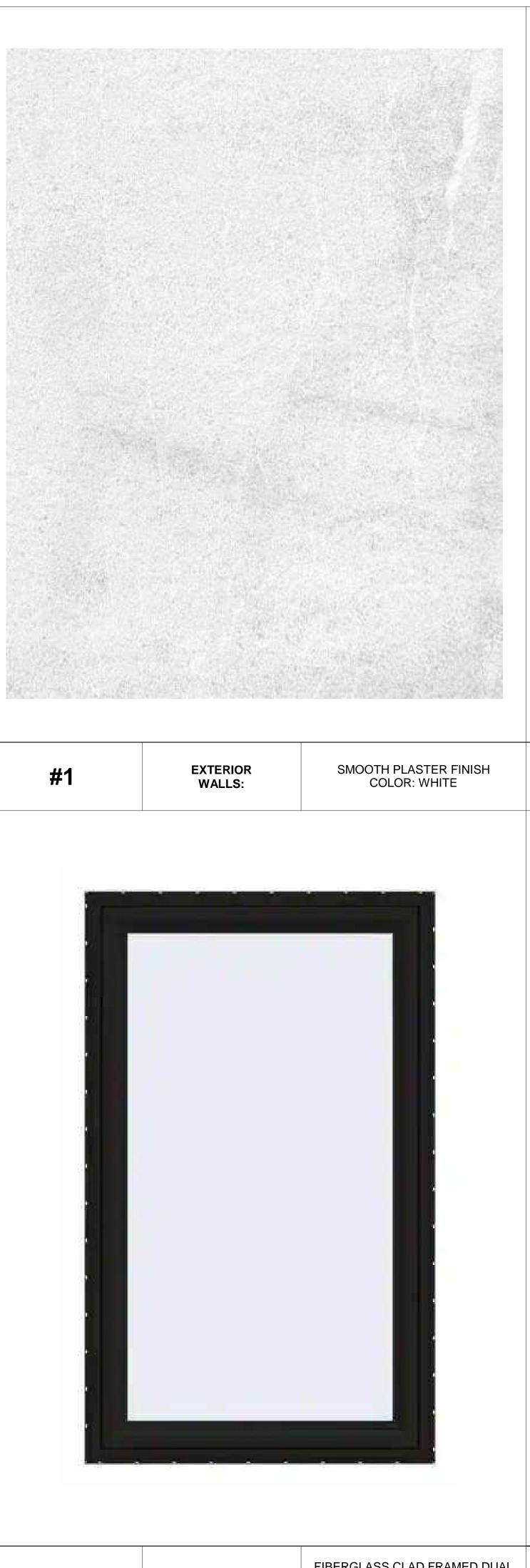




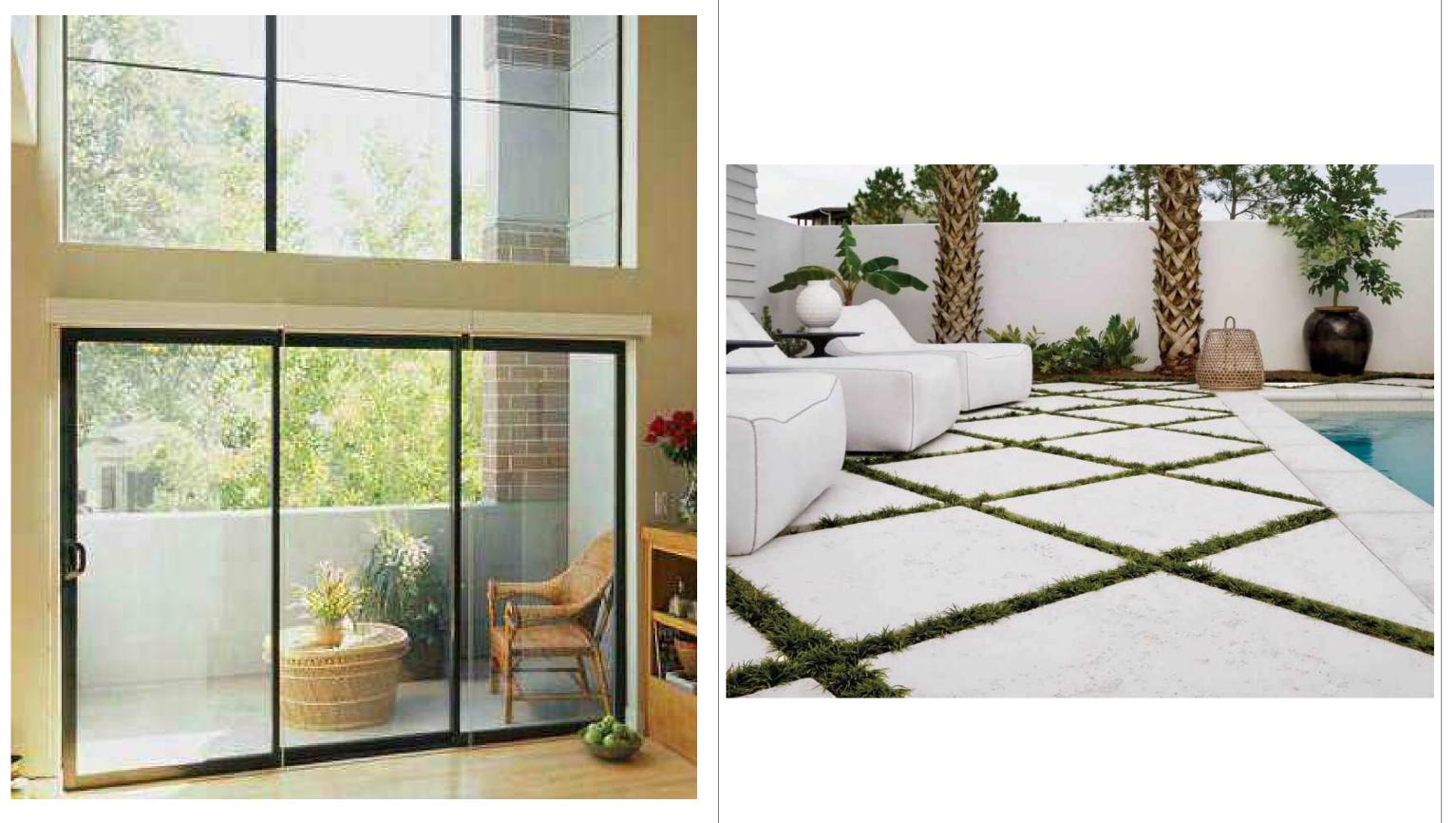








**#2** 



#5

EXTERIOR WALLS:

FIBERGLASS CLAD FRAMED DUAL GLAZE WINDOW (HUNG) COLOR: BLACK

**#6** 



EXTERIOR FASCIA:

STONE TILES COLOR: LIGHT BEIGE

#3

EXTERIOR WINDOWS: FIBERGLASS CLAD FRAMED DUAL GLAZE WINDOW (HUNG) COLOR: BLACK

WINDOWS/ PATIO DOORS: FOLDING PANEL GLASS WALL SYSTEM MILGARD FRAME COLOR: BLACK

**#7** 

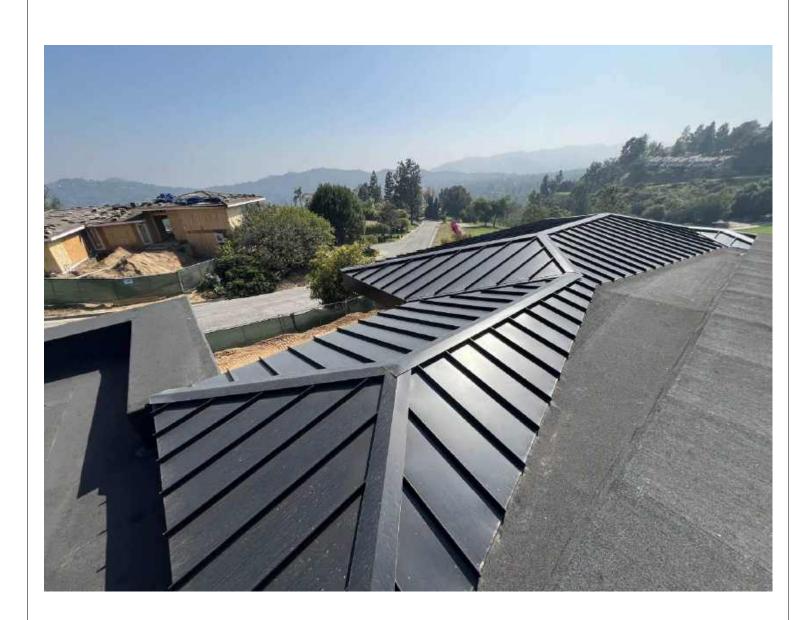
EXTERIOR FLOOR:

PRODUCT: PEACOCK PAVERS CONCRETE PERMEABLE PAVERS COLOR: RICE WHITE



EXTERIOR WALLS:

M-1





**#9** 

**ROOFS**:

METAL ROOF COLOR: BLACK

#10

INTERIOR LIGHTS: PRODUCT: ECOSMART 6" LED RECESSED DOWNLIGHT COLOR: WARM WHITE

REVISE DATE:	S:
CONTRACTOR TO VERIFY DIMENSIONS, CONDITIONS PERTAINING TO THE WOR SITE BEFORE PROCEEDIN THE WORK AS INSTRUMENT OF SERV DESIGN, IDEAS AND INFOF SHOWN ON THESE DRAW AND SHALL REMAIN THE PROPERTY OF <b>SEC DEVEI</b> NO PART THEREOF SHALL COPIED, DISCLOSED TO O OR USED IN CONNECTION WITH ANY WORK OR PRO. OTHER THAN THE SPECIF PROJECT FOR WHICH THE BEEN PREPARED AND DEV WITHOUT THE WRITTEN C OF <b>SEC DEVELOPMENT</b> . V CONTACT WITH THESE DF SHALL CONSTITUTE CONC EVIDENCE OF ACCEPTANC THESE RESTRICTIONS.	S, ETC., K AT THI G WITH ICE, ALL MATION INGS AR INGS AR INGS AR INGS AR INGS AR INGS AR INGS AR IC IC ISUAL AWINGS CLUSIVE
OWNER: ARAM MANOUKIAN ADDRESS: 2667 BOGUE DR	GLENDALE, CA 91208
MATERIAL BOARD	
APARTEON	SEVAN BENLIAN (818) 237-0295
(818) 484-7111 SECDEVELOPMENT.NET S S S C C C C C C C	-
PROJECT INFO JOB NUMBER: DATE DRAWN: DRAWN BY: CHECKED BY:	2207 4/16/2 J.