CITY APPROVAL STAMP

REVISE DATES:

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

OWNER:
BORIS SRVANTIAN

ADDRESS:
1048 SHERLOCK DR.
BURBANK, CA 91501

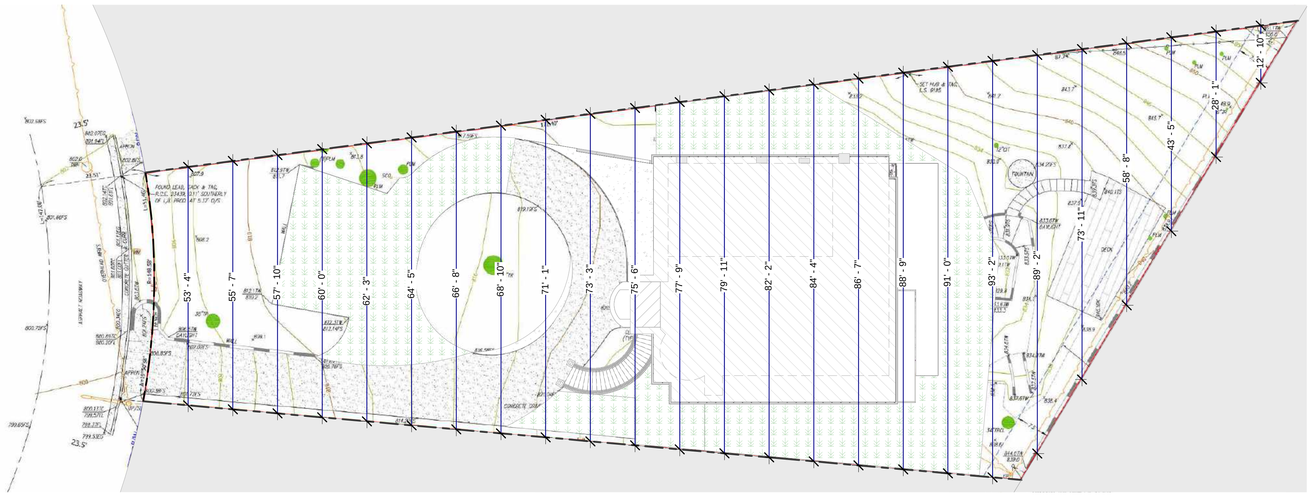
SRVANTIAN RESIDENCE

APARTEON
SEVAN BENLIAN
(818) 237-0295

SECDEVELOPMENT.NET
(818) 484-7111
SEC development
SECDEVELOPMENT.NET
(818) 484-7111

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

A-0

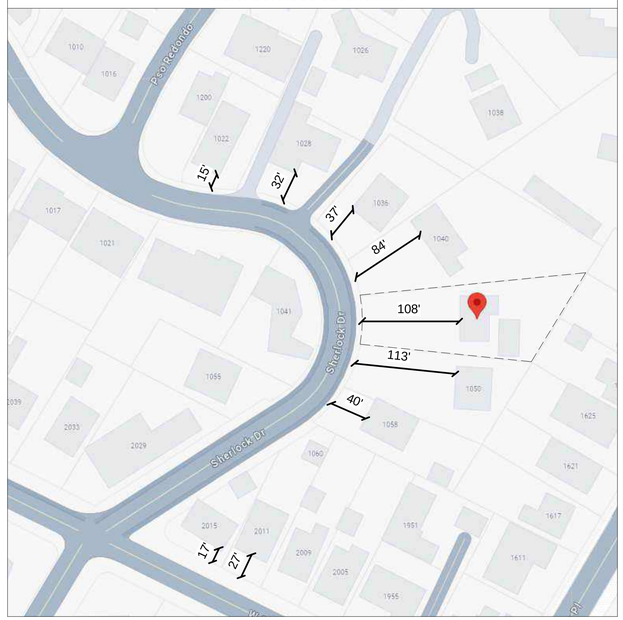


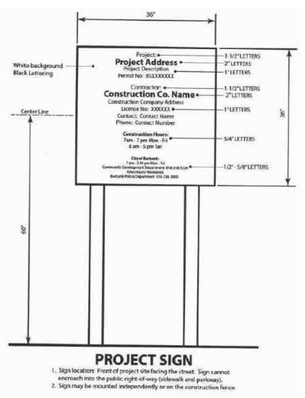
1 AVERAGE WIDTH CALCULATION PLAN
1/16" = 1'-0"

AVERAGE WIDTH CALCULATIONS	
#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"**

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'**

NEIGHBORHOOD SETBACK MAP





CITY APPROVAL STAMP

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 4,199 SF TOTAL 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 **4,199 SF < 5,672 SF** (SEE FAR BREAKDOWN ON A-22)
LOT COVERAGE CALCULATIONS:	2,456 SF TOTAL 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	
ADDRESS:	1048 SHERLOCK DR. BURBANK, CA 91501
TRACK:	11822
LOT:	9
BLOCK:	NONE
APN:	5618-016-009

NOTES:

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

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

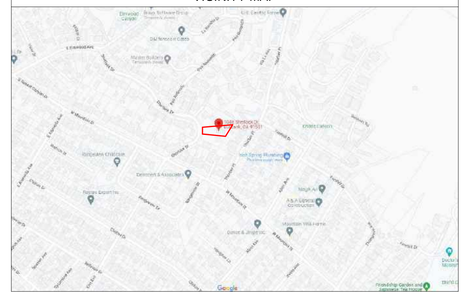
SETBACK CERTIFICATION REQ:

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)

VICINITY MAP



SHEET INDEX
A-0 - SRVANTIAN RESIDENCE
A-1 - PROJECT INFORMATION
A-2 - PROPOSED SITE PLAN
A-3 - EXISTING SITE PLAN
A-4 - EXISTING ROOF 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 CEILING PLANS
A-10 - PROPOSED CEILING PLANS
A-11 - EXISTING ELEVATIONS
A-12 - PROPOSED ELEVATIONS
A-13 - PROPOSED ELEVATIONS
A-14 - SECTIONS
A-15 - DETAILS
A-16 - GENERAL NOTES
A-17 - GENERAL NOTES
A-18 - FLASHING DETAILS & FIRE & SOUND RATED WALLS
A-19 - SPECIFICATIONS
A-20 - SPECIFICATIONS
A-21 - SITE PHOTOS
A-22 - FAR FLOOR PLANS & CALCULATIONS
A-23 - SF FLOOR PLANS, FLOOR PLAN OVERLAY, & CALCULATIONS
A-24 - CALGREEN
A-25 - TEMPORARY FRAMING (ROOF PLANS)
A-26 - TEMPORARY FRAMING (ELEVATIONS)
M-1 - MATERIAL BOARD
M-2 - MATERIAL BOARD

CONTACT	
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

REVISE DATES:

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

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BURBANK, CA 91501

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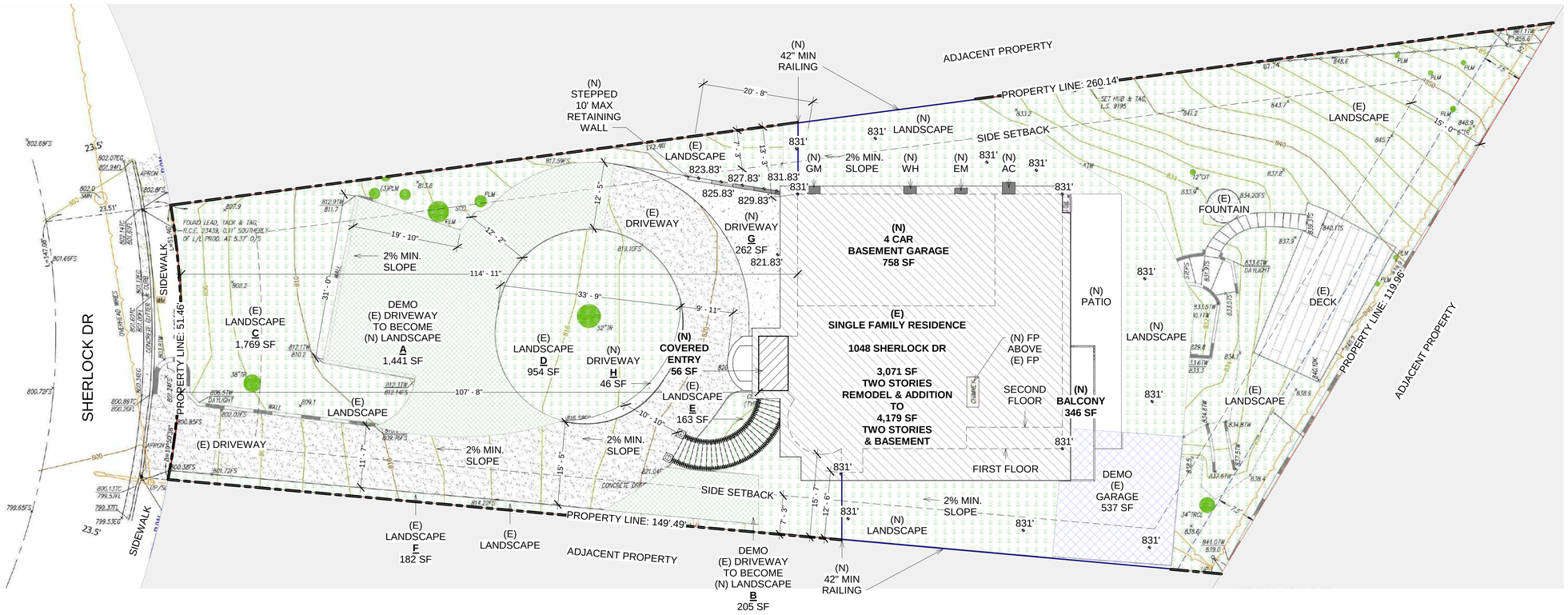
DRAWN BY:	J.F.
CHECKED BY:	M.A.
SCALE:	1/16" = 1'

A-1



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

CALCULATIONS FOR HARDSCAPE IN FRONT SETBACK	
DEMO (E) DRIVEWAY TO (N) LANDSCAPE **A**	1,441 SF
DEMO (E) DRIVEWAY TO (N) LANDSCAPE **B**	205 SF
(E) LANDSCAPE **C**	1,769 SF
(E) LANDSCAPE **D**	954 SF
(E) LANDSCAPE **E**	163 SF
(E) LANDSCAPE **F**	182 SF
DEMO (E) DRIVEWAY	1,441 SF + 205 SF = 1,646 SF
(E) DRIVEWAY TO REMAIN	1,867 SF
(N) DRIVEWAY **G**	262 SF
(N) DRIVEWAY **H**	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**

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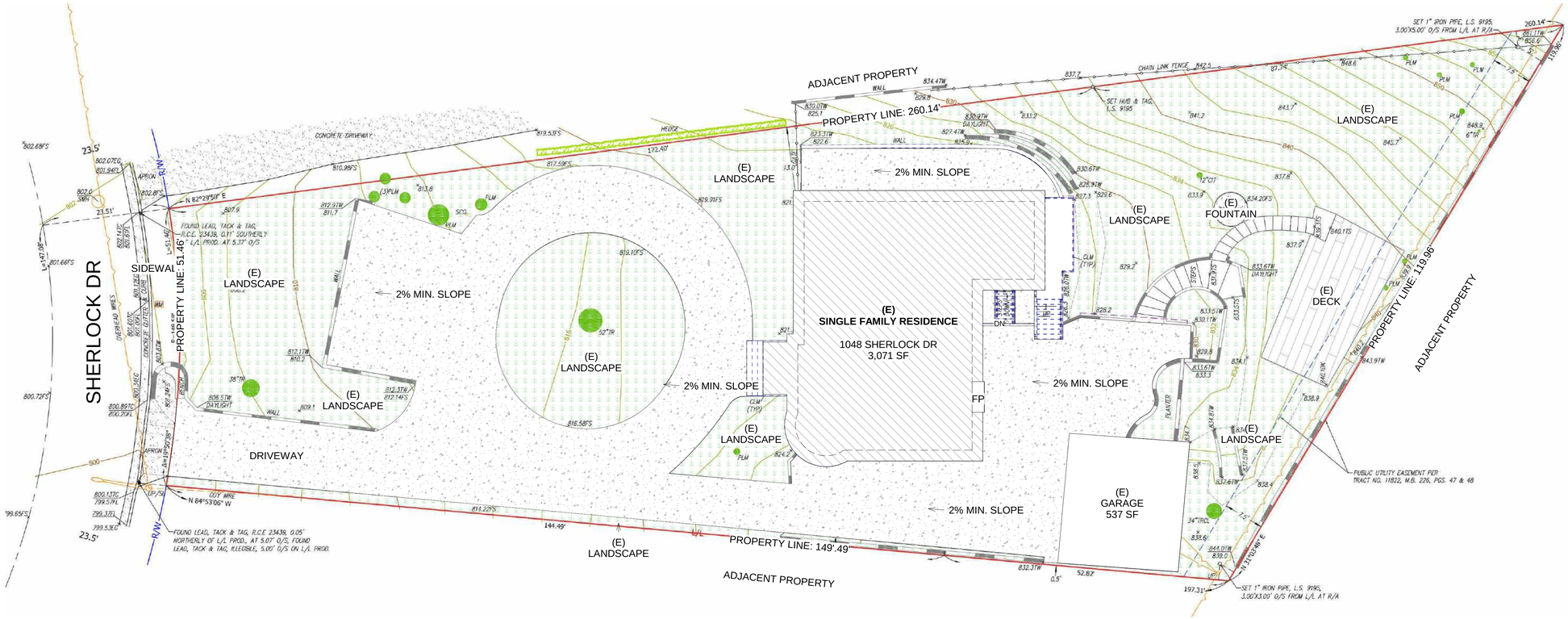
A-2



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

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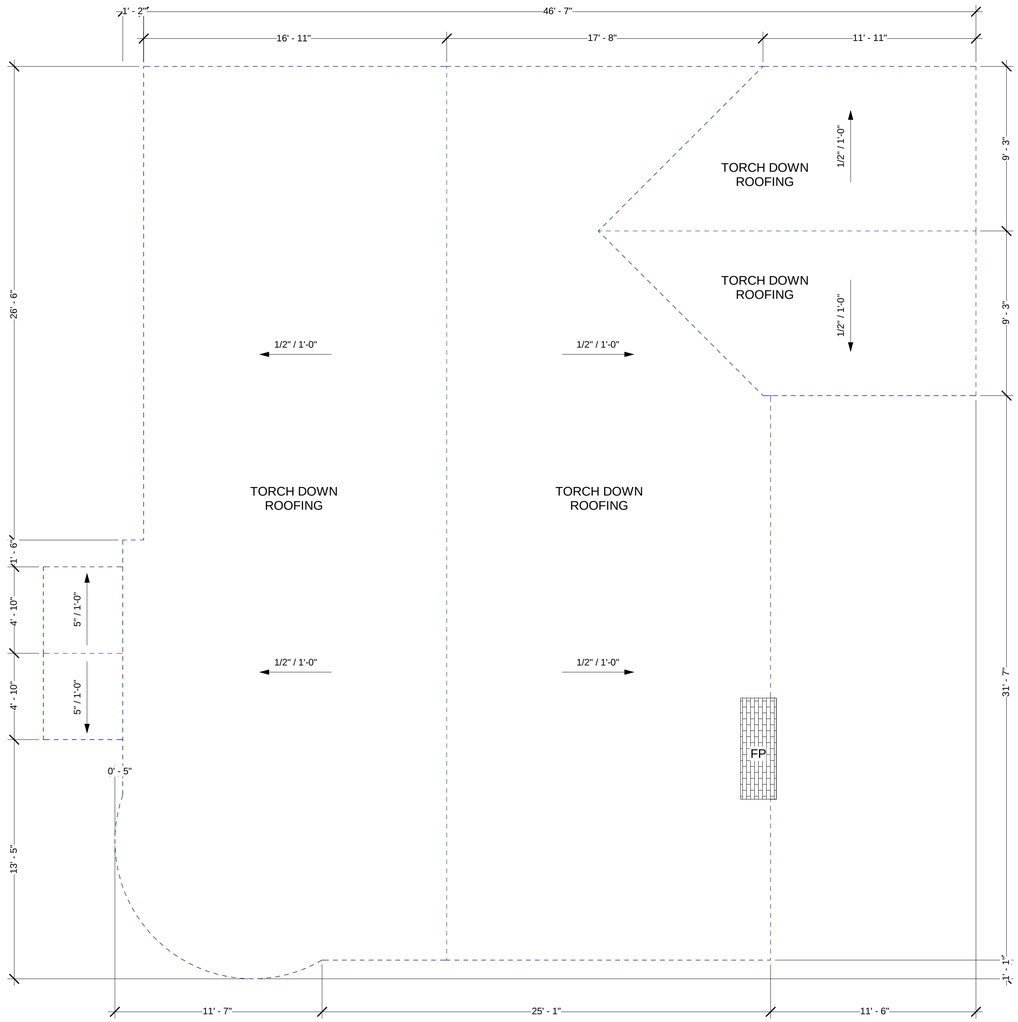
CHECKED BY:	M.A.
SCALE:	3/32" = 1'

A-3



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

LEGEND	
DEMO	

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

A-4

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]

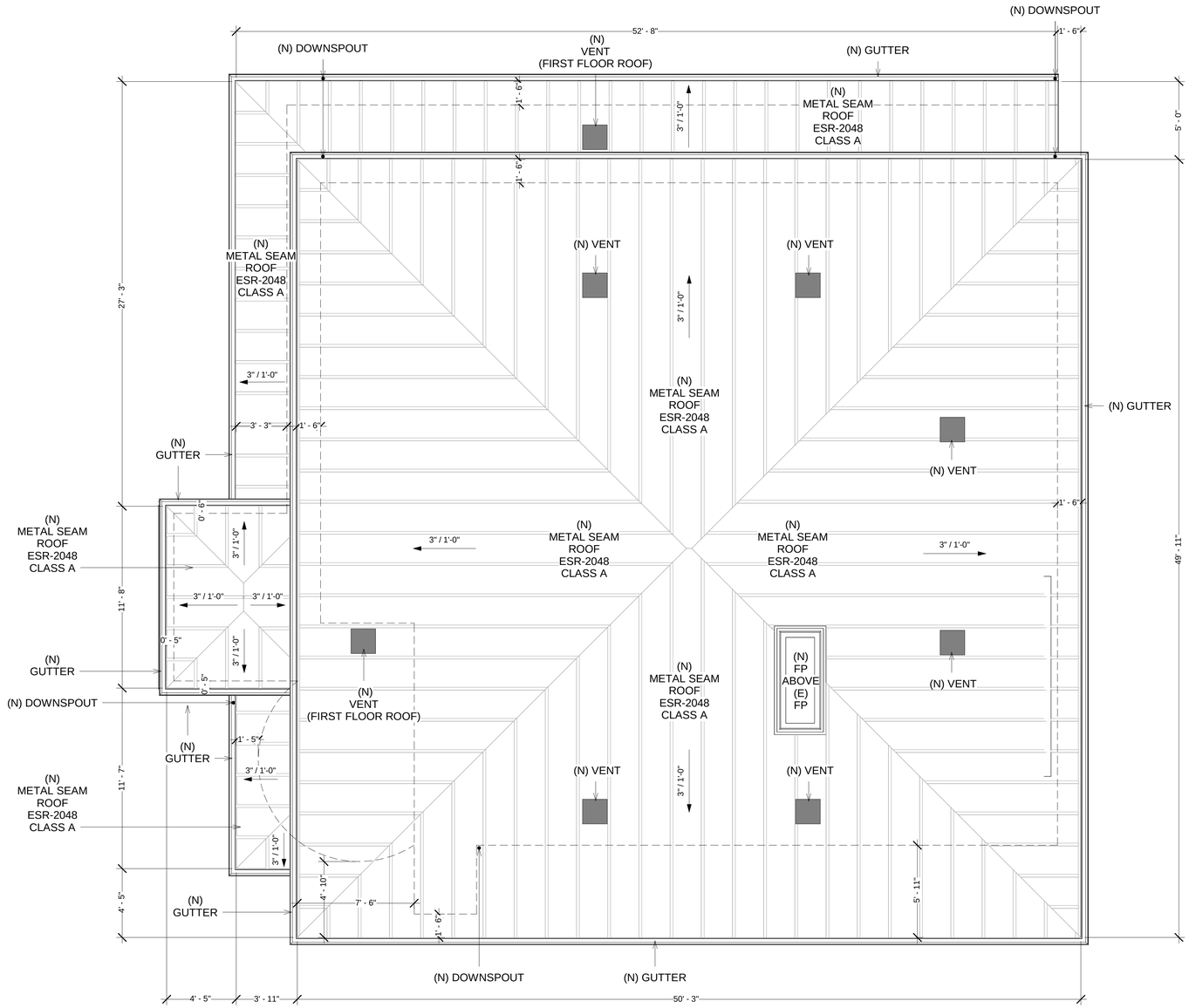
6. IN EXISTING DWELLING UNIT, A CO ALARM IS PERMITTED TO BE BATTERY OPERATED WHERE REPAIR OR ALTERATION DO NOT RESULT IN THE REMOVAL OF WALL OR CEILING FINISHES. [CRC R315.5 EXCEPTION 4, CBC 915.4.1 EXCEPTION 3]

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



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

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

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

SECOND FLOOR ROOF ATTIC VENT CALCULATIONS:

1 SQUARE FEET FOR EVERY 150 SQUARE FEET ATTIC FLOOR AREA

REQUIRED:

1,934 SQUARE FEET OF ATTIC SPACE / 150 SQ FT = 12.89 SQ FT

12.89 SQ FT x 144 = 1,857 SQ IN NET FREE VENT REQUIRED

PROVIDED:

(6) SOLAR POWERED VENT = 2,160 SQ IN NET FREE VENT

2,160 SQ IN OF NET FREE VENT PROVIDED > 1,857 SQ IN NET FREE VENT REQUIRED

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PROPOSED ROOF PLAN

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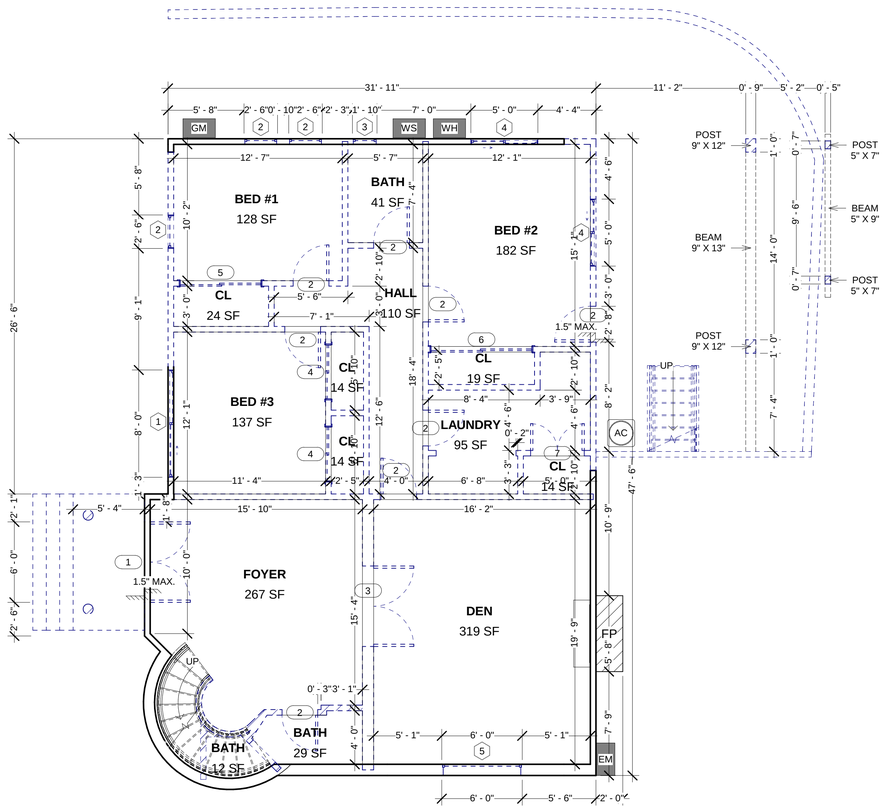
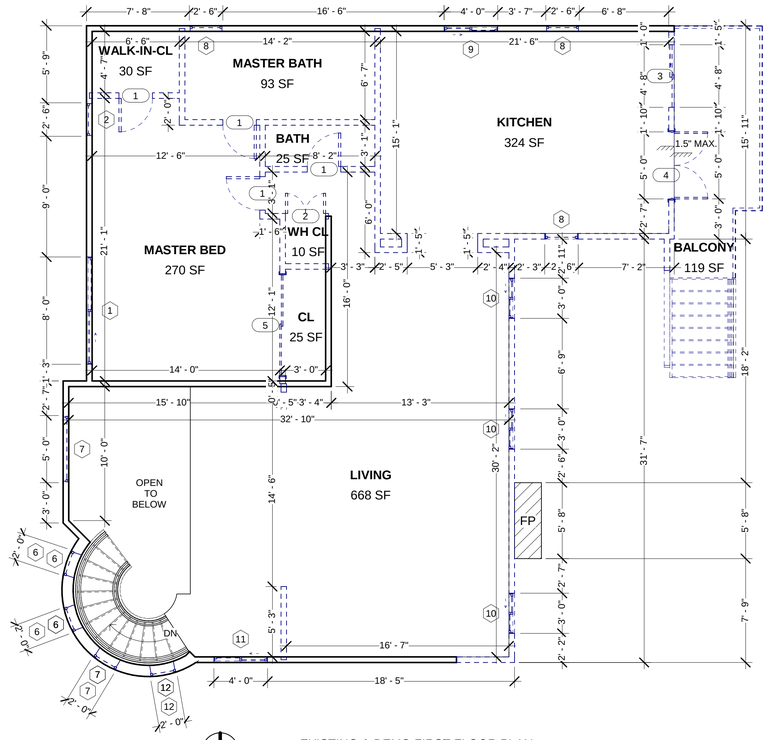


1 EXISTING & DEMO BASEMENT FLOOR PLAN
3/16" = 1'-0"



2 EXISTING & DEMO FIRST FLOOR PLAN
3/16" = 1'-0"

LEGEND	
EXISTING WALL (2X4)	
DEMO WALL (2X4)	

EXISTING BASEMENT FLOOR DOOR SCHEDULE

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
1	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
3	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

EXISTING FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC
1	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
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

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EXISTING & DEMO BASEMENT & FIRST FLOOR PLANS

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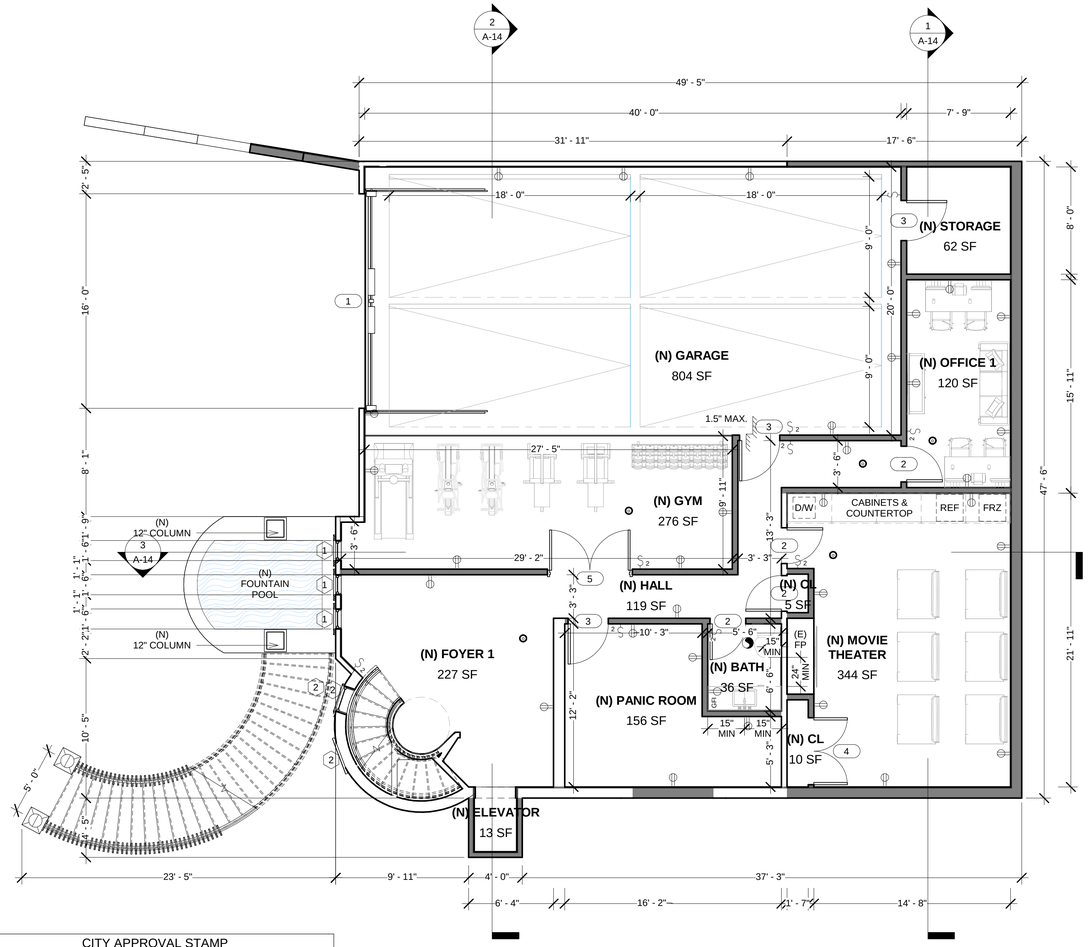
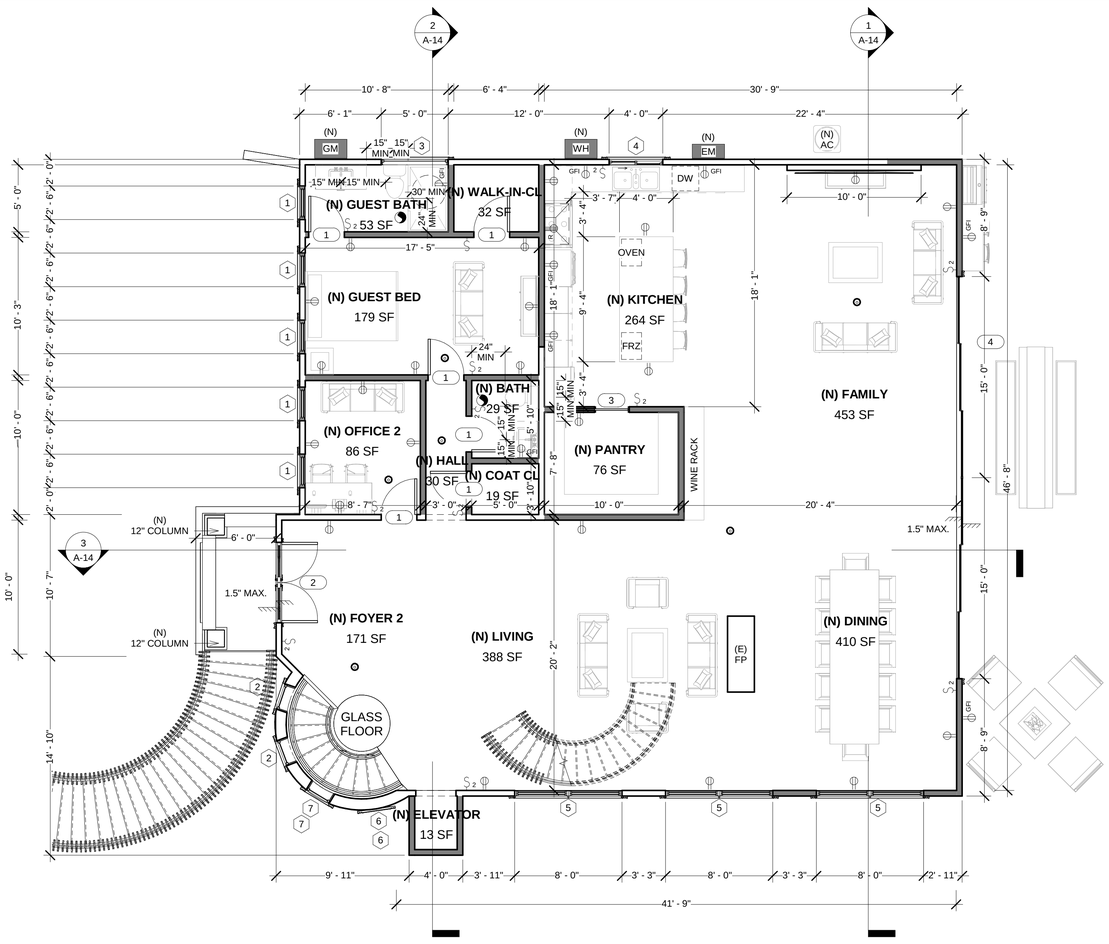


1 PROPOSED BASEMENT FLOOR PLAN
3/16" = 1'-0"



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

CITY APPROVAL STAMP

NOTE:

THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBOLAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.

CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.

FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN 50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.

PROPOSED BASEMENT FLOOR DOOR SCHEDULE

MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC
1	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

BASEMENT FLOOR PLAN CALCULATIONS

NATURAL LIGHT CALCULATION:	VENT CALCULATIONS:
(N) OFFICE 1: 120 SF	**(N) OFFICE 1: 120 SF**
86 SF X 8% = 9.6 SF (N) WINDOW 1 = 32 SF	86 SF X 4% = 4.8 SF (N) WINDOW 1 = 16 SF
REQUIRED: 6.88 SF PROVIDED: 32 SF	REQUIRED: 3.44 SF PROVIDED: 16 SF

FIRST FLOOR PLAN CALCULATIONS

NATURAL LIGHT CALCULATION:	VENT CALCULATIONS:
(N) OFFICE 2: 86 SF	**(N) OFFICE 2: 86 SF**
86 SF X 8% = 6.9 SF (N) WINDOW 1 = 32 SF	86 SF X 4% = 3.4 SF (N) WINDOW 1 = 16 SF
REQUIRED: 6.9 SF PROVIDED: 32 SF	REQUIRED: 3.4 SF PROVIDED: 16 SF
(N) GUEST BEDROOM: 179 SF	**(N) GUEST BEDROOM: 179 SF**
179 SF X 8% = 14.3 SF (N) WINDOW 1 = 32 SF	179 SF X 4% = 7.2 SF (N) WINDOW 1 = 16 SF
REQUIRED: 14.3 SF PROVIDED: 32 SF	REQUIRED: 7.2 SF PROVIDED: 16 SF
(N) KITCHEN / FAMILY / DINING / LIVING: 1,515 SF	**(N) KITCHEN / FAMILY / DINING / LIVING: 1,559 SF**
1,515 SF X 8% = 121.2 SF (N) WINDOW 1 = 32 SF (N) WINDOW 1 = 32 SF (N) WINDOW 1 = 32 SF (N) WINDOW 4 = 15 SF (N) WINDOW 5 = 10 SF (N) DOOR 3 = 180 SF (N) DOOR 3 = 180 SF	1,559 SF X 8% = 60.6 SF (N) WINDOW 1 = 16 SF (N) WINDOW 1 = 16 SF (N) WINDOW 1 = 16 SF (N) WINDOW 4 = 7.5 SF (N) WINDOW 5 = 5 SF (N) DOOR 3 = 120 SF (N) DOOR 3 = 120 SF
REQUIRED: 121.2 SF PROVIDED: 481 SF	REQUIRED: 60.6 SF PROVIDED: 300.5 SF

LIGHTING:

1. 100% OF THE LUMINARIES IN A KITCHEN MUST BE HIGH EFFICACY.

2. IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.

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.

PROPOSED FIRST FLOOR DOOR SCHEDULE

MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC
1	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
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

MARK	WIDTH	HEIGHT	OPERATION	FRAMING	TEMPERED	SILL HEIGHT	QUANTITY	U-FACTOR	SHGC
1	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

ELECTRICAL LEGEND

S	SINGLE SWITCH
S_2	DOUBLE SWITCH
S_D	DIMMER SWITCH
	DOUBLE OUTLET
GFI	GFI OUTLET
R	RANGE OUTLET
240V	240V OUTLET

LEGEND

EXISTING WALL (2X4)	
NEW WALL (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	

REVISE DATES:

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

OWNER:
BORIS SRVANTIAN

ADDRESS:
1048 SHERLOCK DR.
BURBANK, CA 91501

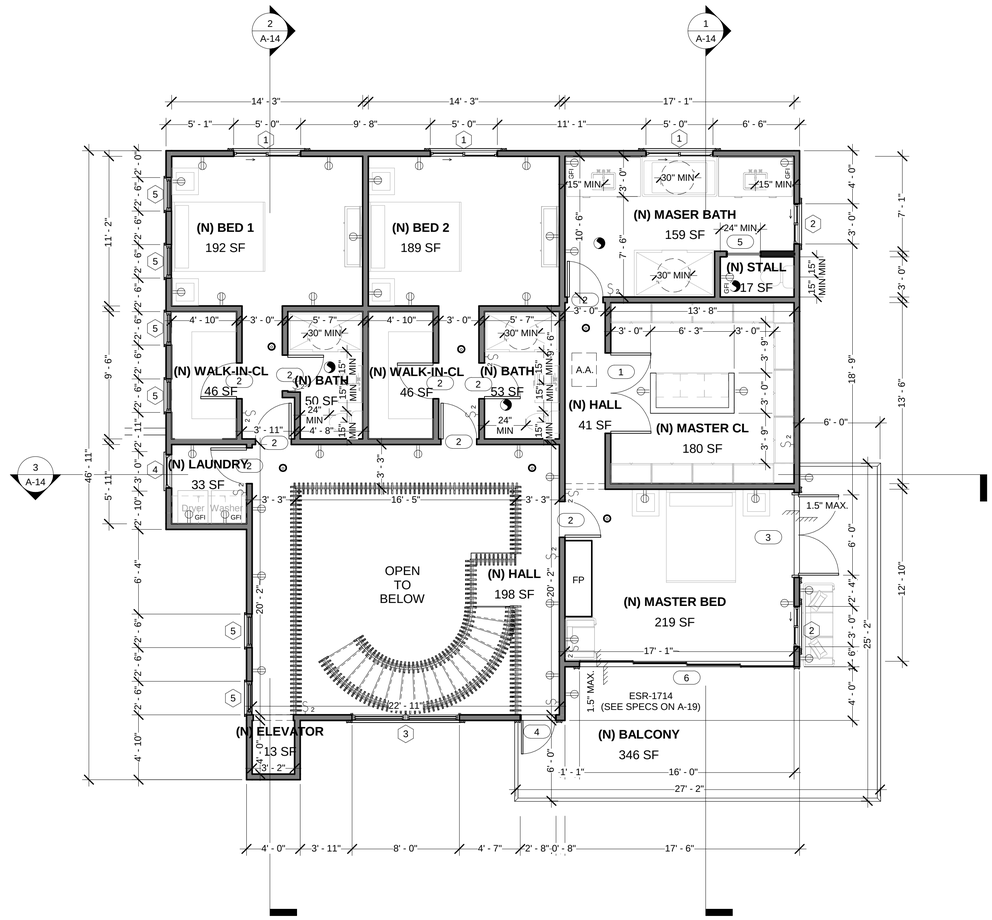
PROPOSED FLOOR PLANS

APARTEON
SEVAN BENLIAN
(818) 237-0295

SECDEVELOPMENT.NET
(818) 484-7111
SEC development
SECDEVELOPMENT.NET
(818) 484-7111

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

A-7



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

CITY APPROVAL STAMP

NOTE:

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ELECTRICAL LEGEND	
S	SINGLE SWITCH
S_2	DOUBLE SWITCH
S_D	DIMMER SWITCH
	DOUBLE OUTLET
GFI	GFI OUTLET
R	RANGE OUTLET
240V	240V OUTLET

LEGEND	
EXISTING WALL (2X4)	
NEW WALL (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	

SECOND FLOOR PLAN CALCULATIONS

NATURAL LIGHT CALCULATION:	VENT CALCULATIONS:
(N) BEDROOM 1: 192 SF 192 SF X 8% = 15.36 SF (N) WINDOW 2 = 20 SF (N) WINDOW 5 = 10 SF (N) WINDOW 5 = 10 SF REQUIRED: 15.36 SF PROVIDED: 40 SF	**(N) BEDROOM 1: 189 SF** 192 SF X 4% = 7.68 SF (N) WINDOW 2 = 10 SF (N) WINDOW 5 = 5 SF (N) WINDOW 5 = 5 SF REQUIRED: 7.68 SF PROVIDED: 20 SF
(N) BEDROOM 2: 189 SF 189 SF X 8% = 15.12 SF (N) WINDOW 2 = 20 SF REQUIRED: 15.12 SF PROVIDED: 20 SF	**(N) BEDROOM 2: 189 SF** 189 SF X 4% = 7.56 SF (N) WINDOW 2 = 10 SF REQUIRED: 7.56 SF PROVIDED: 10 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	**(N) MASTER BEDROOM: 219 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

PROPOSED SECOND FLOOR DOOR SCHEDULE

MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC
1	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
1	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

REVISE DATES:

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OWNER:
BORIS SRVANTIAN

ADDRESS:
1048 SHERLOCK DR.
BURBANK, CA 91501

PROPOSED SECOND FLOOR PLAN

SEVAN BENLIAN
(818) 237-0295

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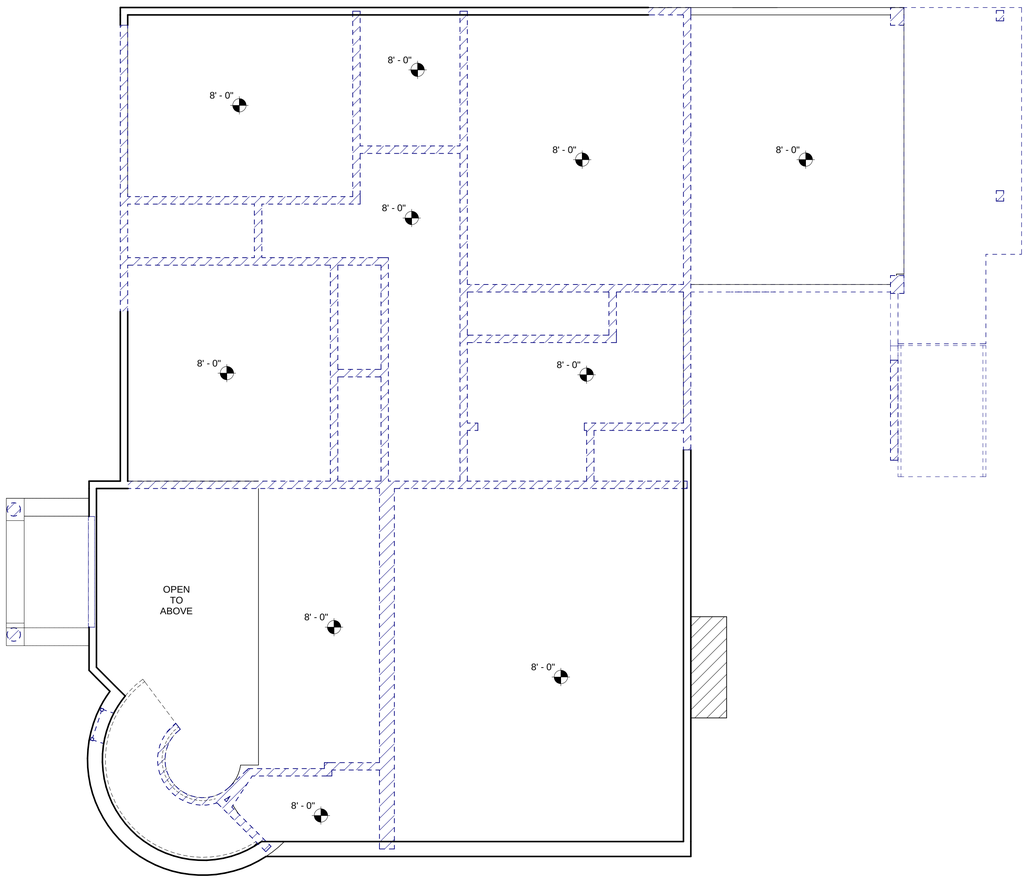
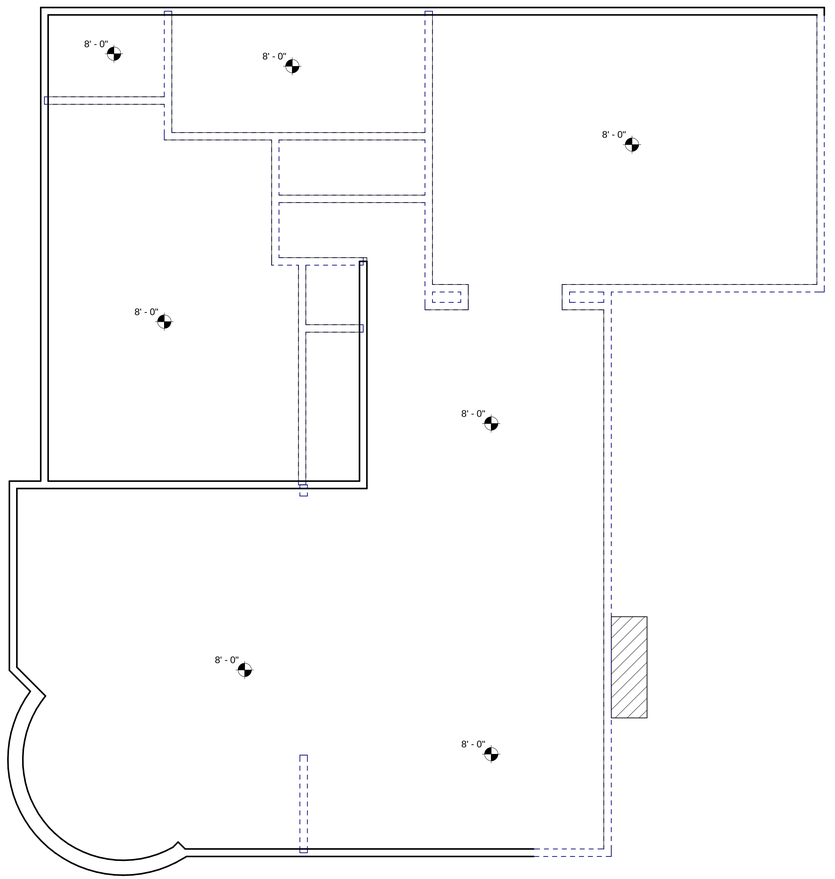
(818) 484-7111

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

A-8



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



2 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

CITY APPROVAL STAMP

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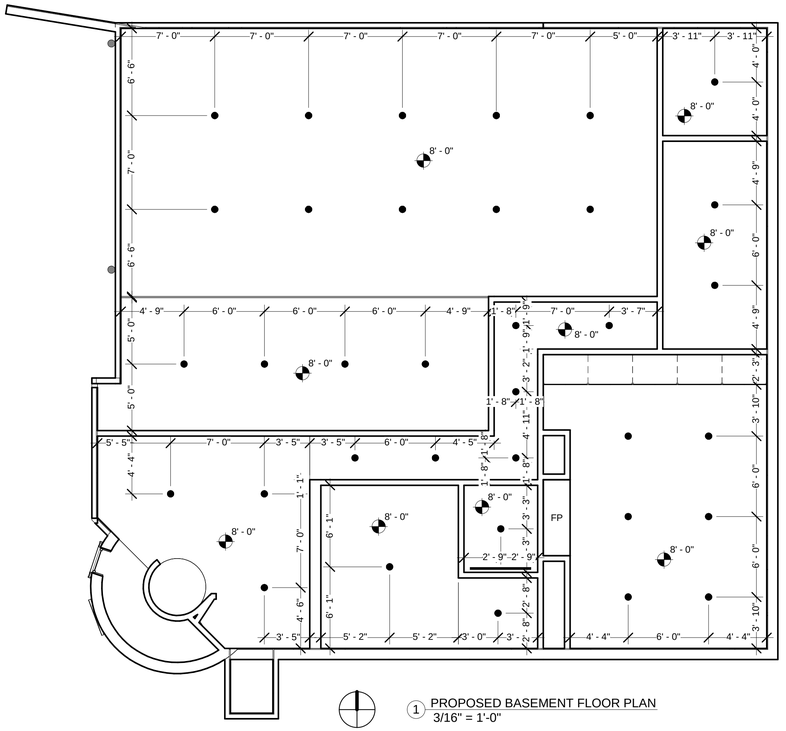
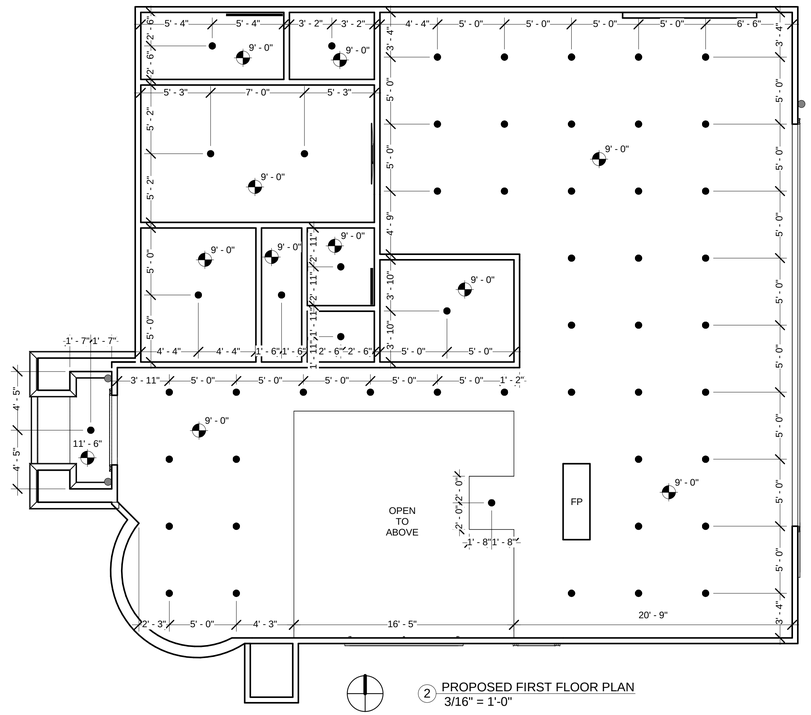
A-9





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

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

BASEMENT FLOOR LIGHT LEGEND		
TYPE OF LIGHT	SYMBOL	QUANTITY
RECESSED CAN	●	35
EXTERIOR MOUNTED LIGHT	●	2
VANITY LIGHT	▬	1

FIRST FLOOR LIGHT LEGEND		
TYPE OF LIGHT	SYMBOL	QUANTITY
RECESSED CAN	●	54
EXTERIOR MOUNTED LIGHT	●	4
VANITY LIGHT	▬	2

SECOND FLOOR LIGHT LEGEND		
TYPE OF LIGHT	SYMBOL	QUANTITY
RECESSED CAN	●	34
EXTERIOR MOUNTED LIGHT	●	3
VANITY LIGHT	▬	4

TOTAL HOUSE LIGHT LEGEND		
TYPE OF LIGHT	SYMBOL	QUANTITY
RECESSED CAN	●	123
EXTERIOR MOUNTED LIGHT	●	9
VANITY LIGHT	▬	7

CITY APPROVAL STAMP

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

TITLE 24 RESIDENTIAL LIGHTING STANDARDS

PERMANENTLY INSTALLED LUMINAIRES THAT HAVE PLUG-IN OR HARDWIRED CONNECTIONS FOR CONTRACTOR MUST COMPLY WITH THE MANDATORY ENERGY REQUIREMENTS SUMMARIZED BELOW:

ROOM	% HIGH EFFICACY [1,2]	OPTIONS
KITCHEN	100%	
CABINET LIGHTING	100%	UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING.
BATHROOM	100%	VACANCY SENSOR[4]
GARAGE	100%	VACANCY SENSOR[4]
LAUNDRY ROOMS	100%	VACANCY SENSOR[4]
UTILITY ROOMS	100%	VACANCY SENSOR[4]
CLOSETS > 70 SF	100%	VACANCY SENSOR[4]
ALL OTHER ROOMS[5]	100%	VACANCY SENSOR[4]
EXTERIOR[6]	100%	CONTROLLED BY MANUAL ON/OFF SWITCH, MOTION SENSOR, AND ONE OF THE FOLLOWING: INTEGRAL PHOTO CONTROL, ASTRONOMICAL TIME CLOCK, OR EMCS[7]

1. 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.

TABLE 150.0-A CLASSIFICATION OF HIGH LUMINOUS EFFICACY LIGHT SOURCES:

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

EXCEPTIONS:
1. INTEGRATED DEVICE LIGHTING: LIGHTING INTEGRAL TO EXHAUST FANS, KITCHEN RANGE HOODS, BATH VANITY MIRRORS AND GARAGE DOOR OPENERS

2. NAVIGATION LIGHTING: LIGHTING SUCH AS NIGHT LIGHTS, STEP LIGHTS AND PATH LIGHTS LESS THAN 5 WATTS

3. CABINET LIGHTING: LIGHTING INTERNAL TO DRAWERS, CABINETRY AND LINEN CLOSETS WITH AN EFFICACY OF 45 LUMENS PER WATT OR GREATER

B. SCREW-BASED LUMINAIRES 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 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.

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

REVISE DATES:

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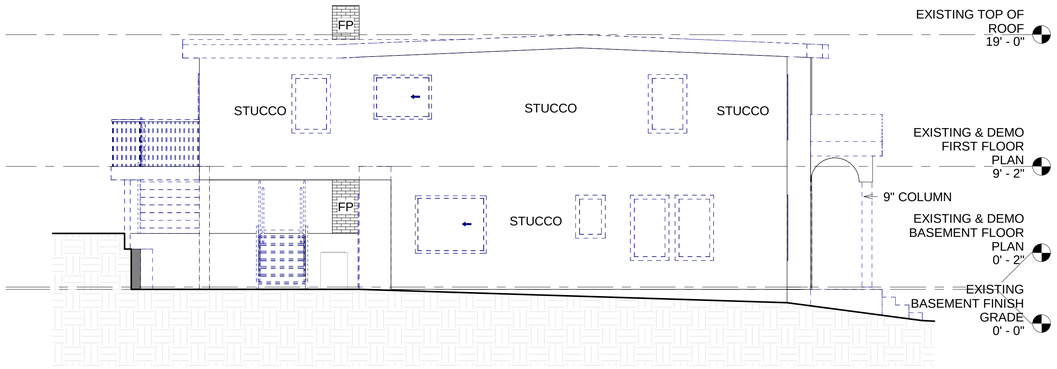
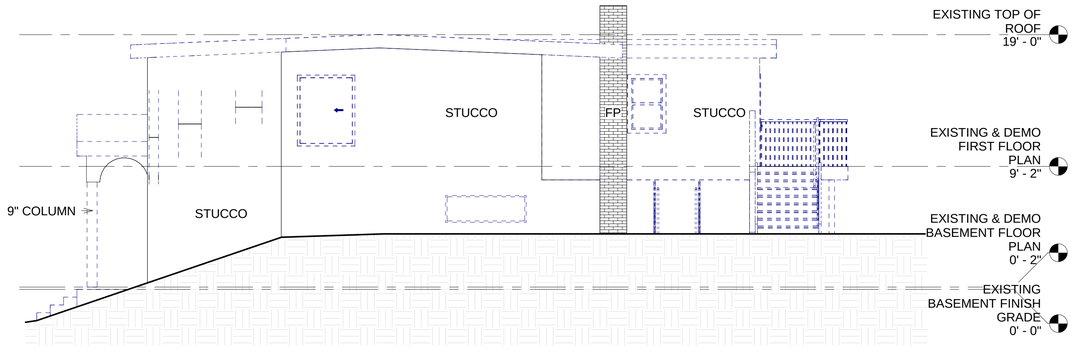
JOB NUMBER:	22078
DATE DRAWN:	4/16/25
DRAWN BY:	J.F.
CHECKED BY:	M.A.
SCALE:	3/16" = 1'

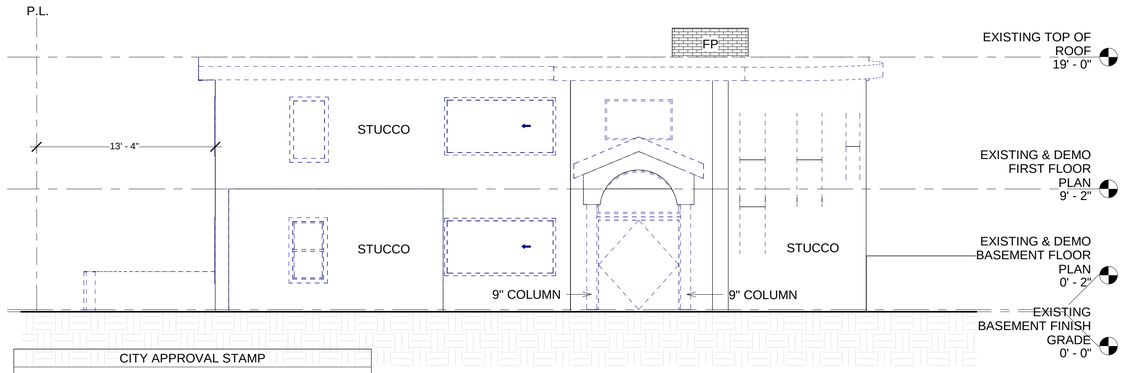
A-10



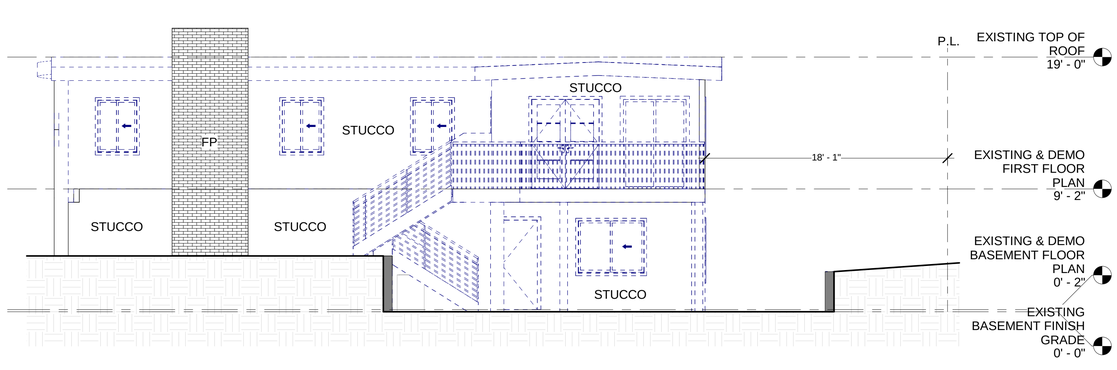
1 EXISTING NORTH ELEVATION
3/16" = 1'-0"



2 EXISTING SOUTH ELEVATION
3/16" = 1'-0"



3 EXISTING WEST ELEVATION
3/16" = 1'-0"



4 EXISTING EAST ELEVATION
3/16" = 1'-0"

CITY APPROVAL STAMP

REVISE DATES:

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EXISTING ELEVATIONS

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(818) 484-7111
S|E|C development
SECDEVELOPMENT.NET
(818) 484-7111

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

A-11

3 PROPOSED WEST ELEVATION
1/4" = 1'-0"

4 PROPOSED EAST ELEVATION
1/4" = 1'-0"

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

REVISE DATES:

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

OWNER:
BORIS SRVANTIAN

ADDRESS:
1048 SHERLOCK DR.
BURBANK, CA 91501

PROPOSED ELEVATIONS

APARTEON
SEVAN BENLIAN
(818) 237-0295

SECDEVELOPMENT.NET
(818) 484-7111
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PROJECT INFO	
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CHECKED BY:	M.A.
SCALE:	1/4" = 1'

A-12

1 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

SEE MATERIALS SHEETS ON M-1 & M-2

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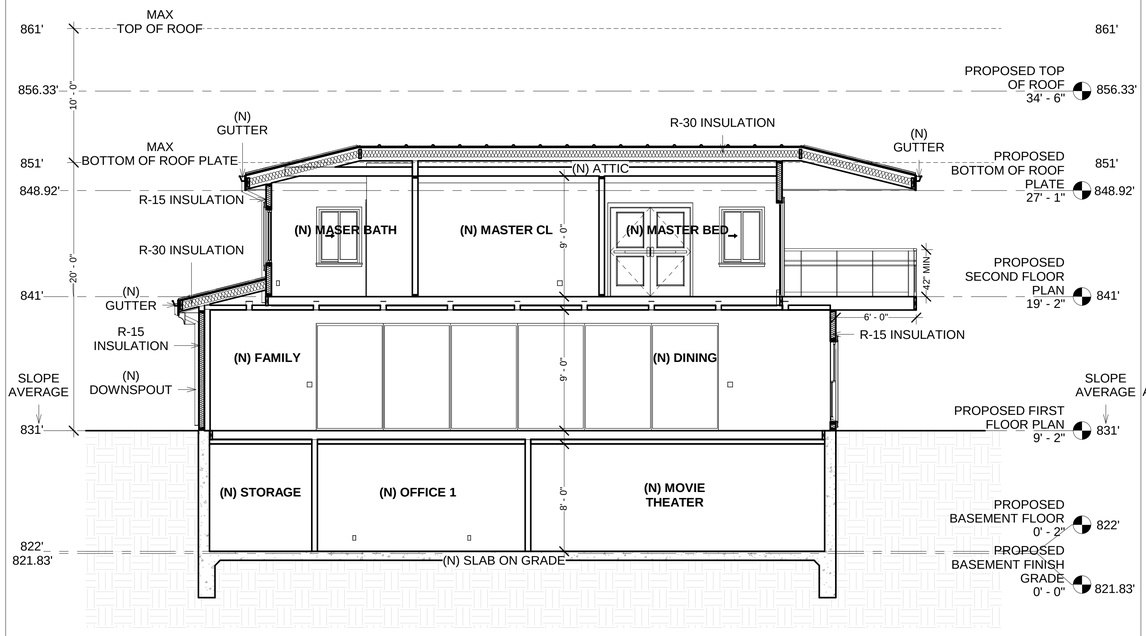
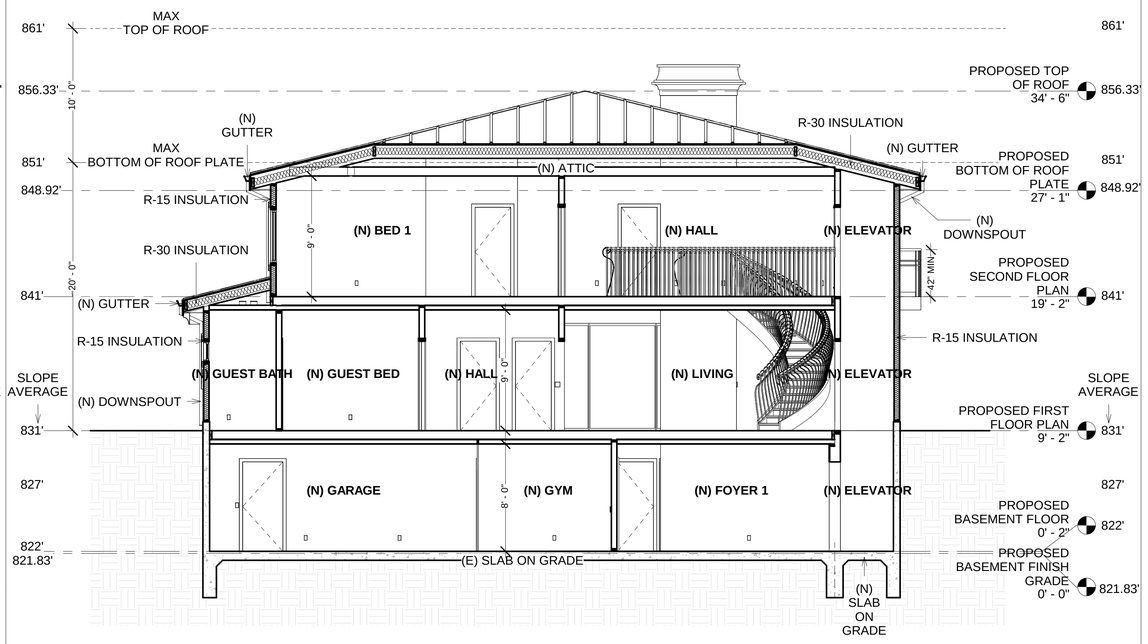
CHECKED BY:	M.A.
SCALE:	1/4" = 1'

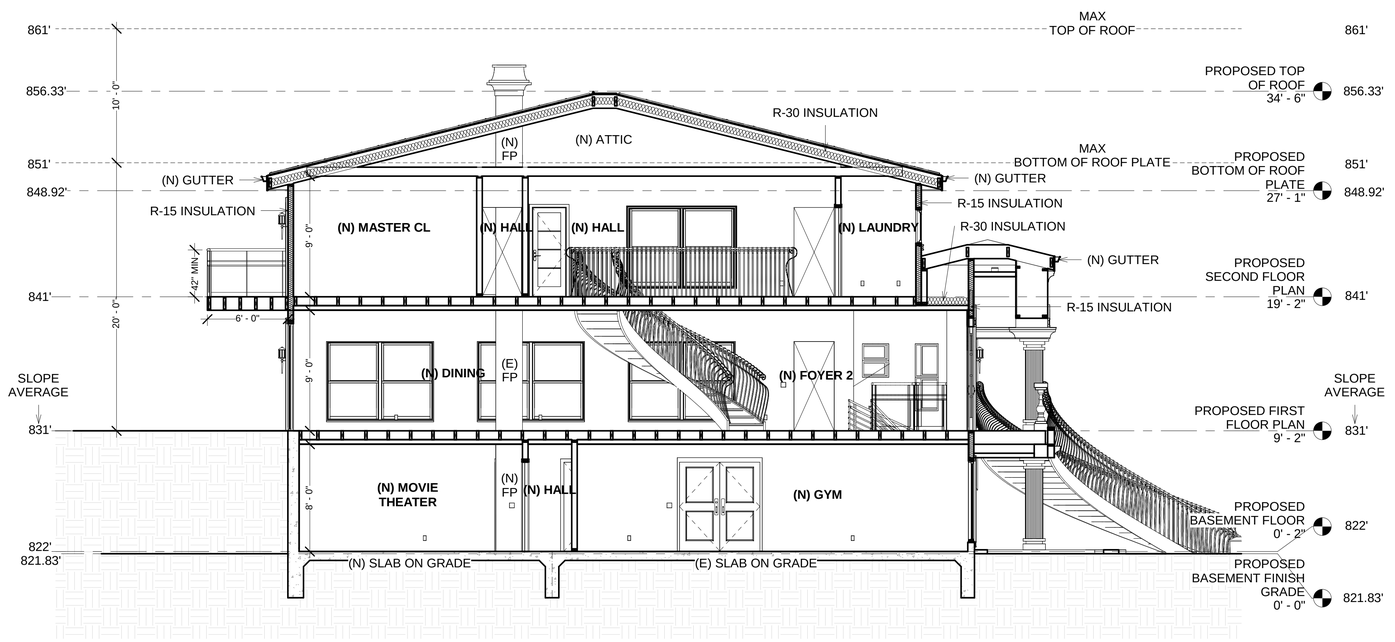
A-13



1 SECTION 1
3/16" = 1'-0"



2 SECTION 2
3/16" = 1'-0"



3 SECTION 3
3/16" = 1'-0"

CITY APPROVAL STAMP

NOTE:

1. MINIMUM 1" AIRSPACE REQUIRED BETWEEN INSULATION AND ROOF SHEATHING (R806.3CRC) PROVIDE MINIMUM STUD/RAFTER SIZE TO ACCOMODATE INSULATION. IF RAFTER-SPACE VENTILATION IS REQUIRED, PROVIDE 2X12, 2X8 AND 2X6 FOR R-30, R-19, AND R-13 RESPECTIVELY.

REVISE DATES:

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SECTIONS

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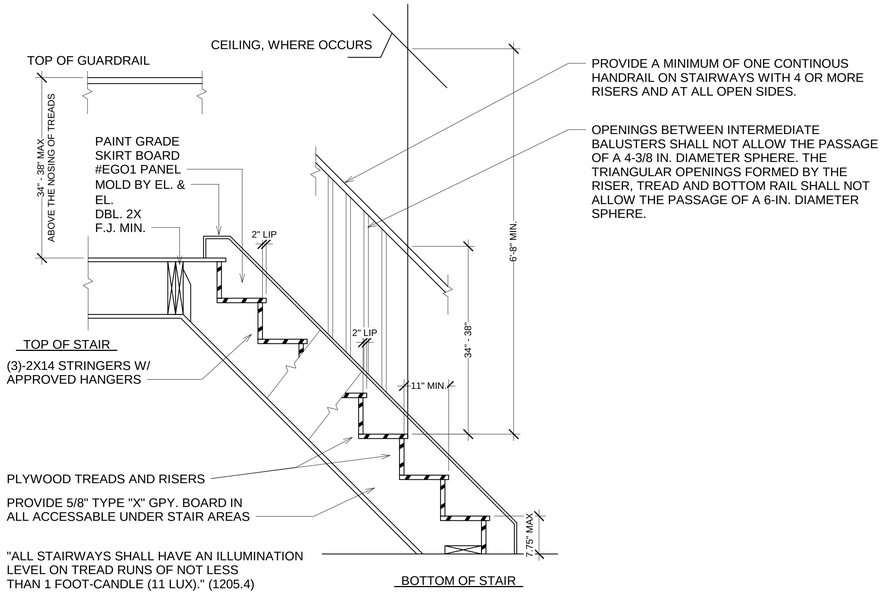
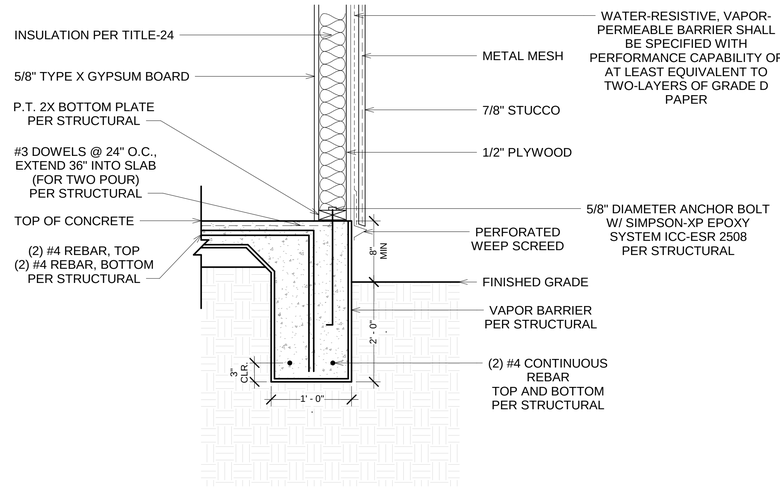
DATE DRAWN:	4/16/25
DRAWN BY:	J.F.
CHECKED BY:	M.A.
SCALE:	3/16" = 1'

A-14



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.)



2. EXTERIOR WALL DETAIL (SLAB ON GRADE) (N.T.S.)

CITY APPROVAL STAMP

REVISE DATES:

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

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CHECKED BY:	M.A.
SCALE:	N.T.S.

A-15

GENERAL NOTES:

1. 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.
2. SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION.
3. ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
4. A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING. (BMC 9-1-1-3302.3)
5. WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
6. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. (BMC 9-1-1-3305)
7. THE FINISH GRADE SHALL SLOPE A MIN. OF 5%, OR 6", TO A POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2%. (CRC R401.3)
8. THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2%. (CRC R403.1.7.3)
9. SEPERATE PERMIT SHALL BE OBTAINED FROM CITY PLUBLIC WORKS DEPARTMENT PRIOR TO PLACEMENT OF ANY CONSTRUCTION MATERIALS OR EQUIPMENT IN THE PUBLIC WAY.
10. THE CURRENT CODE IS THE 2020 LOS ANGELES COUNTY BUILDING CODE/RESIDENTIAL CODE.
11. THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA STANDARDS CODE (2022 CBC, CMC, CPC & CEC) & LOCAL ORDINIANCES.
12. AT THE TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS COMPENSATION INSURANCE CERTIFICATE.
13. 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 REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
14. 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 SOLID WASTE.
15. 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 PRIOR TO START OF WORK. FOR FIRTHER INFORMATION VISIT HTTP: //WWW.AQMD,GOV/DEFAULT.HTM
16. 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.
17. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
18. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
19. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR 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.
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.
21. 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).
22. OCCUPANCY CLASSIFICATION TOWNHOUSE:
    + 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 MECHANICAL EQUIPMENT, DUCTS

BUILDING AND RESIDENTIAL CODE REQUIREMENTS NOTES:

A. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE- FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE 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 ADDITIONAL EXPENSES.

B. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158)
(SEPARATE PLUMBING PERMIT IS REQUIRED).

C. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM. R306.3

D. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY. R306.4

E. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. R307.2

F. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

G. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). R308.6.9

H. WATER HEATER MUST BE STRAPPED TO WALL. SEC. 507.3, LAPC

I. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE.THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. 6109 OF LABC

J. FOR EXISTING POOL ON SITE, PROVIDE ANTI– ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977. 3162B

K. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. R309.4L. 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

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 WAS OBTAINED. R315.2

M. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. R303.1

N. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

O. 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)

P. SPRINKLER SYSTEM MUST BE APPROVED BY THE MECHANICAL DIVISION PRIOR TO INSTALLATION.

Q. A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED. THE ALARM SYSTEM MUST BE APPROVED BY THE FIRE DEPARTMENT AND ELECTRICAL PLAN CHECK PRIOR TO INSTALLATION. (LAMC 57.122)

S. CARBON MONOXIDE ALARM IS REQUIRED. (915.4, R315)

CITY APPROVAL STAMP

ELECTRICAL NOTES: (PER 2022 CALIFORNIA ELECTRICAL CODE)

A. PANEL LOCATIONS
PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL, SUCH AS CLOTHES CLOSETS, OR IN BATHROOMS (CEC 240-24(D)).

B. NON-METALLIC SHEATHED CABLE (CEC 334)
NON-METALLIC SHEATHED CABLE SHALL BE:

1. PROTECTED BY RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT, ELECTRICAL METALLIC TUBING, SCHEDULE 80 PVC CONDUIT, PIPE, OR OTHER MEANS WHEN CABLE IS EXPOSED OR SUBJECT TO PHYSICAL DAMAGE. (CEC 334.15(B))
2. PROTECTED BY A 1.16 INCH STEEL PLATE OR SLEEVE, OR BE NOT LESS THAN 1-1/4 INCH FROM THE NEAREST EDGE OF THE FRAMING MEMBER, WHEN INSTALLED THROUGH FRAMING MEMBERS. STEEL PLATES OR SLEEVES ARE REQUIRED ON ALL DOUBLE SHEAR WALLS WHEN CABLE IS INSTALLED EITHER THROUGH OR PARALLEL TO FRAMING MEMBERS (CEC 334.17).
3. PROTECTED BY GUARD STRIPS WITHIN 6FT OF AN ATTIC ACCESS WHEN NO PERMANENT STAIRS OR LADDERS ARE PROVIDED. (CEC 334.23, 320.23)
4. PROTECTED BY GUARD STRIPS IN THE ENTIRE ATTIC WHEN PERMANENT STAIRS OR LADDERS ARE PROVIDED. ACCESS PANELS OR DOORS FROM THE SECOND FLOOR INTO THE ATTIC ARE CONSIDERED PERMANENT ACCESS AND GUARD STRIPS ARE REQUIRED IN THE ENTIRE ATTIC.
5. HAVE A BENDING RADIUS NOT LESS THAN 5 TIMES THE DIAMETER OF THE CABLE (CEC 334.24).
6. SUPPORTED AT INTERVALS NOT EXCEEDING 4-1/2 FEET AND WITHIN 12" OF EVERY OUTLET BOX, JUNCTION BOX, CABINET OR FITTING (CEC 334.30).

C. CIRCUITS AND RECEPTACLES

1. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FT. FROM AN OUTLET, INCLUDING ANY WALL SPACE 2 FT. WIDE OR GREATER. NOTE: A FIXED PANEL OF A SLIDING GLASS DOOR IS CONSIDERED WALL SPACE.
2. IN KITCHENS, BREAKFAST ROOMS, PANTRIES AND DINING ROOMS A MINIMUM OF 2-20A CICUITS SHALL BE PROVIDED (CEC 210.11 (C)(1)).
    COUNTER SPACE RECEPTACLES SHALL BE GFCI (CEC 210.8 (A)) AND INSTALLED:
    - AT EACH WALL COUNTER SPACE THAT IS 12 IN. OR GREATER (CEC 210.52 (C)(1));
    - NO MORE THAN 48 IN. OC. (CEC 210.52 (C)(1));
    - MAXIMUM 24 IN. FROM THE END OF THE COUNTER (CEC 210.52 (C)(1));
    - MAXIMUM 20 IN. ABOVE COUNTER SURFACE (CEC 210.52 (C)(5));
    - ON ISLAND COUNTER SPACES (ONE RECEPTACLE MIN.) NOT MORE THAN 12 IN. BELOW COUNTER SURFACE (CEC 210.52 (C)(5) EXCEPTION). AN ISLAND WITH LESS THAN 12" BEHIND A RANGE TOP OF SINK IS CONSIDERED AS DIVIGING THE COUNTERTOP INTO TWO SEPARATE SPACES (CEC 210.52 (C)(2)).
    - ON PENINSULAR COUNTER SPACES (ONE RECEPTACLE MIN.) NOT MORE THAN 12 IN. BELOW COUNTER SURFACE (CEC) 210.52 (C)(5) EXCEPTION));
3. BATHROOMS SHALL HAVE A SEPARATE 20A CIRCUIT (CEC 210.11 (C)(3)) WITH AT LEAST ONE GFCI WALL RECEPTCLE WITHIN 36 IN. OF EACH BASIN (CEC 210.8 (A)(1); CEC 210.52 (D)).
4. LAUNDRY ROOMS SHALL HAVE A SEPARATE 20A CIRCUIT WITH AT LEAST ONE RECEPTACLE SHALL BE PROVIDED (CEC 210.11 (C)(2)). ALL RECEPTACLES WITHIN 6 FT. OF A SINK SHALL BE GFCI (CEC 210.52(H)).
5. IN GARAGES, AT LEAST ONE GFCI RECEPTACLE SHALL BE PROVIDED (CEC 210.52 (G)). ALL OTHER GARAGE RECEPTACLES EXCEPT THOSE DEDICATED TO AN APPLIANCE OR THAT ARE NOT READILY ACCESSIBLE SHALL BE GFCI. (CEC 210.8 (A)(2))
6. IN HALLWAYS OF 10 FT. OR MORE IN LENGTH, AT LEAST ONE RECEPTACLE SHALL BE PROVIDED (CEC 210.52 (H)).
7. OUTDOOR OUTLETS SHALL BE GFCI (CEC 210.8 (3)). ONE OUTLET SHALL BE INSTALLED AT THE FRONT OF THE DWELLING AND ONE AT THE REAR OF THE DWELLING. RECEPTACLES SHALL BE ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6-1/2 FT. ABOVE GRADE (CEC 210.52 (E)).
8. ALL CRAWL SPACE RECEPTACLES SHALL BE GFCI (CEC 210.8(A)(4)).
9. ALL UNFINISHED BASEMENT RECEPTACLES SHALL BE GFCI UNLESS THEY ARE NOT READILY ACCESSIBLE OR ARE SERVICE A DEDICATED APPLIANCE (CEC 210.8 (A)(5)).
10. ALL RECEPTACLES WITHIN 6FT. OF A WET BAR SHALL BE GFCI (CEC 210.8(A)(7)).
11. ALL RECEPTACLES ON 15A OR 20A BRANCH CIRCUITS THAT SUPPLY FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTERS (AFCI), INCLUDING SWITCHED OUTLETS (CEC 210.12(B)).
12. ALL RECEPTACLES SERVING APPLIANCES OR MOTORS WITH A RATING OF 1 HP OR 6 AMPS SHALL BE ON A SEPARATE CIRCUIT.
13. FOR HVAC EQUIPMENT, A SEPARATE 15A OR 20A CIRCUIT WITH AN ACCESSIBLE RECEPTACLE AT THE EQUIPMENT SHALL BE PROVIDED WITHIN 25 FT OF THE EQUIPMENT (CEC 210.63). IF LOCATED IN AN UNDER FLOOR AREA, THE RECETACLE SHALL BE GFCI (CEC 210.8 (4)).

D. LIGHTING (CEC 210.70)

1. SWITCHED LIGHTING SHALL BE INSTALLED IN:
    - ALL HABITABLE ROOMS, BATHROOMS, HALLWAYS, AND STAIRWAYS AT EACH LEVEL,
    - AT ALL OUTDOOR ENTRANCES AND EXITS,
    - IN ALL ATTICS, UNDER FLOOR AREAS, UTILITY ROOMS AND BASEMENTS USED FOR STORAGE,
    - NEAR HVAC EQUIPMENT IN ATTIC, UNDER FLOOR AREAS, ROOMS OR BASEMENTS, WITH A SWITCH AT THE ACCESS POINT.
2. LIGHTING INSTALLED IN A CLOSET SHALL BE A SURFACE MOUNTED OR RECESSED FLUORESCENT FIXTURE OR A SURFACE MOUNTED INCANDESCENT FIXTURE WITH COMPLETELY ENCLOSED LAMPS OR RECESSED INCANDESCENT FIXTURE WITH COMPLETELY ENCLOSED LAMPS. SURFACE INCANDESCENT LIGHTING SHALL BE INSTALLED A MINIMUM OF 12 IN. FROM THE NEAREST POINT OF A STORAGE SPACE. SURFACE FLUORESCENT LIGHTING AND RECESSED LIGHTING SHALL BE INSTALLED A MINIMUM OF 6 IN. FROM THE NEAREST POINT OF A STORAGE SPACE. (CEC 410.8. (D)).

E. FANS
IN BATHROOMS CONTAINING TUBS OR SHOWERS, A FAN CAPABLE OF EXHAUSTING 50 CFM SHALL BE INSTALLED (ENERGY STANDARDS 150 (O)).

F. SMOKE ALARMS
IN NEW CONSTRUCTION, SMOKE ALARMS SHALL RECIEVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. THE WIRING SHALL BE PERMANENT AND INSTALLED WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION (CRC R314.4).

BUILDING ENVELOPE:

1. PROVIDE A CLASS A, B OR C FIRE-RETARDANT ROOF COVERING PER SECTION R902.1.
2. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):
    A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
    B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
    C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
        1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
        2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
        3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
        4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
3. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.
4. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3).
5. DAMPPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.
6. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)
7. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
8. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)

FIRE DEPARTMENT NOTES:

1. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
2. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8
3. THE MEANS OF EGRESS, AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL. BUILDING CODE 1006.2
4. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. BUILDING CODE 1006.3
5. THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES. THE HEIGHT OF DOORS SHALL NOT BE LESS THAN 80 INCHES, BUILDING CODE 1008.1.1
6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9
7. EXITS, EXIT ACCESS DOORS AND PATHS OF EGRESS TRAVEL THAT IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS SHALL BE MARKED BY AN APPROVED EXIT SIGN THAT IS READILY VISIBLE FROM THE ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. BUILDING CODE 1011
8. DUMPSTER AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF CONMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3

GENERAL NOTES:

1. COMPLIANCE INFORMATION: THE BUILDER SHALL LEAVE IN THE BUILDING, COPIES OF THE COMPLETED, SIGNED AND SUBMITTED COMPLIANCE DOCUMENTS FOR THE BUILDING OWNER AT OCCUPANCY. FOR LOW-RISE RESIDENTIAL BUILDINGS,SUCH INFORMATION SHALL, AT A MINIMUM, INCLUDE COPIES OF ALL CERTIFICATE OF COMPLIANCE, CERTIFICATE OF INSTALLATION, AND CERTIFICATE OF VERIFICATION DOCUMENTATION SUBMITTED. [10-103(B)1]
2. OPERATING INFORMATION: THE BUILDER SHALL PROVIDE THE BUILDING OWNER AT OCCUPANCY, OPERATING INFORMATION FOR ALL APPLICABLE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES INSTALLED IN THE BUILDING. OPERATING INFORMATION SHALL INCLUDE INSTRUCTIONS ON HOW TO OPERATE THE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES CORRECTLY AND EFFICIENTLY. THE INSTRUCTIONS SHALL BE CONSISTENT WITH SPECIFICATIONS SET FORTH BY THE EXECUTIVE DIRECTOR.
3. FOR RESIDENTIAL BUILDINGS, SUCH INFORMATION SHALL BE CONTAINED IN A FOLDER OR MANUAL WHICH PROVIDES ALL CERTIFICATE OF COMPLIANCE, CERTIFICATE OF INSTALLATION, AND CERTIFICATE OF VERIFICATION DOCUMENTATIONS. THIS OPERATING INFORMATION SHALL BE IN PAPER OR ELECTRONIC FORMAT. [10-103(B)2]
4. MAINTENANCE INFORMATION: THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY, MAINTENANCE INFORMATION FOR ALL FEATURES, MATERIALS, COMPONENTS, AND MANUFACTURED DEVICES THAT REQUIRE ROUTINE MAINTENANCE FOR EFFICIENT OPERATION. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING, BY TITLE AND/OR PUBLICATION NUMBER, THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF FEATURE, MATERIAL, COMPONENT OR MANUFACTURED DEVICE. [10-103(B)3]
5. VENTILATION INFORMATION: THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY, A DESCRIPTION OF THE QUANTITIES OF OUTDOOR AIR THAT THE VENTILATION SYSTEM(S) ARE DESIGNED TO PROVIDE TO THE BUILDING'S CONDITIONED SPACE, AND INSTRUCTIONS FOR PROPER OPERATION AND MAINTENANCE OF THE VENTILATION SYSTEM. [10-103(B)4]
6. ALL SYSTEMS, EQUIPMENT, APPLIANCES AND BUILDING COMPONENTS SHALL COMPLY WITH THE APPLICABLE MANUFACTURING, CONSTRUCTION, AND INSTALLATION PROVISIONS OF SECTIONS 110.0 THROUGH 110.11 FOR NEWLY CONSTRUCTED BUILDINGS.
7. ANY APPLIANCE REGULATED BY THE APPLIANCE EFFICIENCY REGULATIONS, TITLE 20 CALIFORNIA CODE OF REGULATIONS, SECTION 1601 ET SEQ., MAY BE INSTALLED ONLY IF THE APPLIANCE FULLY COMPLIES WITH SECTION 1608(A) OF THOSE REGULATIONS. [110.1(A)]
8. SERVICE WATER-HEATING SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC TEMPERATURE CONTROLS CAPABLE OF ADJUSTMENT FROM THE LOWEST TO THE HIGHEST ACCEPTABLE TEMPERATURE SETTINGS FOR THE INTENDED USE AS LISTED IN TABLE 3, CHAPTER 50 OF THE ASHRAE HANDBOOK, HVAC APPLICATIONS VOLUME. [110.3(A)1]
9. ON SYSTEMS THAT HAVE A TOTAL CAPACITY GREATER THAN 167,000 BTU/HR, OUTLETS THAT REQUIRE HIGHER THAN SERVICE WATER TEMPERATURES AS LISTED IN THE ASHRAE HANDBOOK, APPLICATIONS VOLUME, SHALL HAVE SEPARATE REMOTE HEATERS, HEAT EXCHANGERS, OR BOOSTERS TO SUPPLY THE OUTLET WITH THE HIGHER TEMPERATURE. [110.3(C)1]
10. SERVICE HOT WATER SYSTEMS WITH CIRCULATING PUMPS OR WITH ELECTRICAL HEAT TRACE SYSTEMS SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE SYSTEM. [110.3(C)2]
11. CONTROLS FOR SERVICE WATER-HEATING SYSTEMS SHALL LIMIT THE OUTLET TEMPERATURE AT PUBLIC LAVATORIES TO 110℉. [110.3(C)3]
12. UNFIRED SERVICE WATER-HEATER STORAGE TANKS AND BACKUP TANKS FOR SOLAR WATER-HEATING SYSTEMS SHALL HAVE:
    A. EXTERNAL INSULATION WITH AN INSTALLED R-VALUE OF AT LEAST R-12, OR
    B. INTERNAL AND EXTERNAL INSULATION WITH A COMBINED R-VALUE OF AT LEAST R-16, OR
    C. THE HEAT LOSS OF THE TANK SURFACE BASED ON AN 80℉ 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.
14. CONTINUOUSLY BURNING PILOT LIGHT SHALL BE PROHIBITED FOR THE FOLLOWING NATURAL GAS SYSTEM OR EQUIPMENT LISTED BELOW: [110.5]
    A. FAN-TYPE CENTRAL FURNACES
    B. 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
    C. POOL HEATERS
    D. SPA HEATERS
15. ANY POOL OR SPA HEATING SYSTEM OR EQUIPMENT SHALL: [110.4]
    A. A THERMAL EFFICIENCY THAT COMPLIES WITH THE APPLIANCE EFFICIENCY REGULATIONS
    B. 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.
    C. NOT UTILIZE ELECTRIC RESISTANCE HEATING.
    D. HAVE A COVER FOR OUTDOOR POOLS OR SPAS THAT HAVE A HEAT PUMP OR GAS HEATER.
    E. 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.
    F. HAVE AT LEAST 36 INCHES OF PIPE INSTALLED BETWEEN THE FILTER AND HEATER OR DEDICATED SUCTION AND RETURN LINES, OR BUILT-IN OR BUILT-UP CONNECTIONS SHALL BE INSTALLED TO ALLOW FOR THE FUTURE ADDITION OF SOLAR HEATING EQUIPMENT.
    G. HAVE DIRECTIONAL INLETS FOR THE POOL OR SPA THAT ADEQUATELY MIX THE POOL WATER.
    H. 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.
16. MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING 0.3 CFM/FT2 OF WINDOW AREA, 0.3 CFM/FT2 OF RESIDENTIAL DOOR AREA, 0.3 CFM/FT2 OF NONRESIDENTIAL SINGLE DOOR AREA, AND 1.0 CFM/FT2 OF NONRESIDENTIAL DOUBLE DOOR AREA. [110.6(A)1]
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]
18. FIELD-FABRICATED FENESTRATION PRODUCTS AND EXTERIOR DOORS, OTHER THAN UNFRAMED GLASS DOORS AND FIRE DOORS, SHALL BE CAULKED BETWEEN THE FENESTRATION PRODUCTS OR EXTERIOR DOOR AND THE BUILDING, AND SHALL BE WEATHERSTRIPPED. [110.6(B)]
19. 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]
20. 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)]
21. 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)]
22. INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE CBC. [110.8(C)]
23. INSULATION INSTALLED ON AN EXISTING SPACE CONDITIONING DUCT, IT SHALL COMPLY WITH SECTION 604.0 OF THE CMC. [110.8(D)3]
24. 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:

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

INTERIOR ENVIRONMENT:

1. PROVIDE 15" MINIMUM BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (CALIF. PLUMB. CODE 407.6)
2. PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET. (CALIF. PLUMB. CODE 407.6)
3. 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)
4. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68℉ AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)

RESIDENTIAL NOTES:

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 EXTERIOR WALL.); AND
    C. A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL. [150.0 (E)C]
2. HEATING OR COOLING SYSTEMS SHALL BE EQUIPPED WITH A SETBACK THERMOSTAT THAT MEET THE REQUIREMENTS OF SECTION 110.2(C). [150.0(I)]
3. GAS OR PROPANE WATER HEATERS SHALL HAVE: [150.0(N)]
    A. A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER.
    B. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE.
    C. CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE.
    D. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR
4. ALL PUMPS AND PUMP MOTORS INSTALLED SHALL BE LISTED IN THE COMMISSION'S DIRECTORY OF CERTIFIED EQUIPMENT AND SHALL COMPLY WITH THE APPLIANCE EFFICIENCY REGULATIONS. [150.0(P)1.A]
5. THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT OF ANY LOOSE-FILL INSULATION SHALL CONFORM WITH THE INSULATION MANUFACTURER'S LABELED R-VALUE. [150.0 (B)]
6. 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)]
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
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 RA3.5. 150.1(C)1.E
9. INSULATIONS ARE REQUIRED FOR: [150.0(J)2.A]
    A. ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES.
    B. ALL PIPING WITH A NOMINAL DIAMETER OF 3/4 INCH OR LARGER.
    C. THE FIRST 5 FEET (1.5 METERS) OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK.
    D. ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM.
    E. PIPING FROM THE HEATING SOURCE TO STORAGE TANK OR BETWEEN TANKS.
    F. PIPING BURIED BELOW GRADE.
10. INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS:
    A. UNFIRED HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER OR HAVE INTERNAL INSULATION OF AT LEAST R-16 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION R-VALUE. [150.0 (J)1]
10. LIGHTING [150.0(K)]
    A. INSTALLED LUMINAIRES SHALL BE CLASSIFIED AS HIGH-EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.
    B. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.
    C. LUMINARIES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINARIES TO BE MANUALLY SWITCHED ON AND OFF.
    D. LIGHTING INSTALLED IN ATTACHED AND DETACHED GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY VACANCY SENSORS.
    E. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8.
    EXCEPTION 1: LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET.
    EXCEPTION 2: LUMINAIRES IN HALLWAYS.
    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 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 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 OCCUPANT SENSORS THAT REDUCE THE LIGHTING POWER IN EACH SPACE BY AT LEAST 50 PERCENT. THE OCCUPANT SENSORS SHALL BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.
11. 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 CONSTRUCTED ON OR BEFORE JANUARY 1, 1994. FIXTURES INCLUDE WATER CLOSETS, URINALS, SHOWERHEADS, LAVATORY FAUCETS, AND KITCHEN FAUCETS. NONCOMPLIANT FIXTURES CAN ONLY BE REPLACED BY FIXTURES COMPLYING WITH REQUIREMENTS OF CALGREEN AND THE CALIFORNIA PLUMBING CODE.

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

SECURITY REQUIREMENTS:

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 THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. (6706)
2. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR ACCESS STRUCTURES. (6707)
3. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. (6709.1) DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY RABBET TO THE JAMB. (6709.4)
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 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)
6. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, M AND S OCCUPANCIES). (6709.2)
7. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)
8. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 INCH THICK WITH SHAPED PORTIONS OF THE PANELS NOT LESS THAN 1/4 INCH THICK, AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN 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 POSITION. (6710)
10. 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. 6717.1
11. METAL OR WOODEN OVERHEAD AND SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)
12. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)
13. IN GROUP B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 6 IN. BUT LESS THAN 48 IN, SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES. (6714)
14. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY-RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLES HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)
15. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3)
16. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN GROUP B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)
17. SLIDING WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6715.1)
18. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.2.
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 SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (6715.4)
20. ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. (6716)

REVISE DATES:

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

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

A-16

MEANS OF EGRESS:

1. 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)
2. SHOW ON PLANS THAT THE ENTRY/EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1.5" BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING. LANDING SHALL BE NOT MORE THAN 7.75" BELOW THE THRESHOLD. STORM AND SCREEN DOORS ARE PERMITTED TO SWING OVER ALL EXTERIOR STAIRS AND LANDINGS. (R311.3.1)
3. SHOW THE FOLLOWING STAIRWAY DETAILS ON PLANS;
   - A. 7.75" MAXIMUM RISE & MINIMUM 10" RUN. (R311.7.5)
   - B. MINIMUM 6'-8" HEADROOM CLEARANCE. (R311.7.2)
   - C. MINIMUM 36" CLEAR WIDTH. (R311.7.1)
   - D. HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING (R311.7.8.1)
   - 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)
   - F. MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS. (R312.1.3)
4. 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)
5. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.7)
6. PROVIDE 42" HIGH GUARDS WITH MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS AT (_____). (R312).
7. 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.

SHOWERHEADS	2.0 GALLONS PER MINUTE (GPM) 1*
LAVATORY FAUCET- RESIDENTIAL	1.5 GPM
KITCHEN FAUCETS	1.8 GPM
WATER CLOSETS	1.28 GALLONS PER FLUSH 2*
URINALS	0.5 GALLON PER FLUSH
METERING FAUCETS	0.2 GALLON PER CYCLE

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. THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1" (4.303.1)
3. 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 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)
4. 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. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
3. 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)

ENVIRONMENTAL QUALITY:

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. (4.503.1)
2. 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. ENVIRONMENTAL NOTES:
   - 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)
   - B. ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT 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)
   - 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)
   - D. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
     - I. CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
     - II. CERTIFIED UNDER UL GREENGUARD GOLD
     - III. CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM
     - 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 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)
   - 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)
   - H. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND 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. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT PERMITTED. (7207.4, 1505)
2. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE) 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)
3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (705A.4)
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)
5. 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)
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 ACCORDING TO ASNFPA 252. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS) (708A.3)
10. 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 CONSTRUCTED OF HEAVY TIMBER, NON COMBUSTIBLE OR OTHER APPROVED MATERIALS PER SEC.709A.3
11. THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION- RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE (707A.8)
12. BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS COMPLETELY ENCLOSED TO THE GRADE WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS (707A.8, 7207.1)
13. ALL UTILITIES, PIPES, FURNACES, WATER HEATERS OR OTHER MECHANICAL DEVICES LOCATED IN AN EXPOSED UNDER-FLOOR AREA OF A RESIDENTIAL BUILDING SHALL BE ENCLOSED WITH MATERIALS AS REQUIRED FOR 1-HOUR FIRE-RESISTIVE CONSTRUCTION.(7207.2)
14. THE SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS AND BE FIRE STOPPED PER 705A.2.
15. NO TRELLIS IS PERMITTED WITHIN 10 FEET OF THE PRIMARY STRUCTURE.
16. TRELLIS MORE THAN 10 FEET FROM THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER OR NON COMBUSTIBLE MATERIALS. MINIMUM OF 4 INCHES SPACING IS REQUIRED BETWEEN THE MEMBERS. (INFORMATION BULLETIN NO. P/BC 2020-023).
17. 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.

SOUND TRANSMISSION:

1. 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.
2. PENETRATIONS INTO SOUND RATED PARTITIONS OR FLOOR-CEILING ASSEMBLIES SHALL BE SEALED, LINED, OR INSULATED WITH AN APPROVED PERMANENT RESILIENT SEALANT.
3. AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS
4. 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 ONLY BY OTHER FLOOR COVERING THAT PROVIDES THE REQUIRED IMPACT SOUND INSULATION.
5. 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 BE LINED).
6. 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, GAS LINES OR ELECTRICAL CONDUITS.
7. 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:

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

CITY APPROVAL STAMP

REVISE DATES:

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

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JOB NUMBER:	22078
DATE DRAWN:	4/16/25
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SCALE:	N.T.S

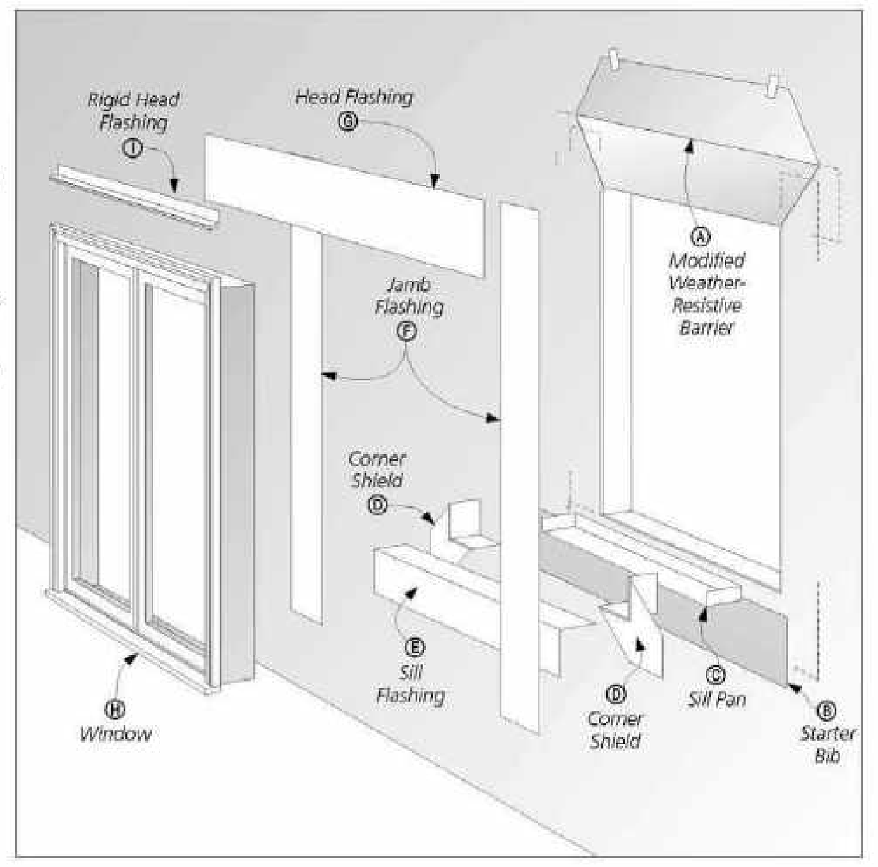
A-17

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

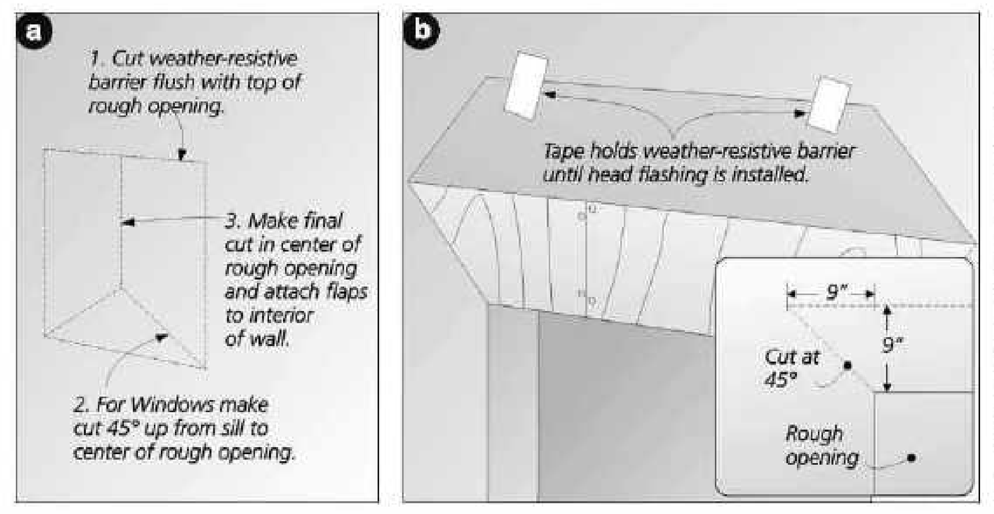
*The "Wood Window Sill Pan Flashing" installation guide is designed for wood windows that utilize sloped sills, where the window is installed after the weather-resistive barrier is applied. **Fortifiber Building Systems Group®** provides this installation guide to assist installers by demonstrating an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

*The following **Fortifiber** products are used in this guide:*

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



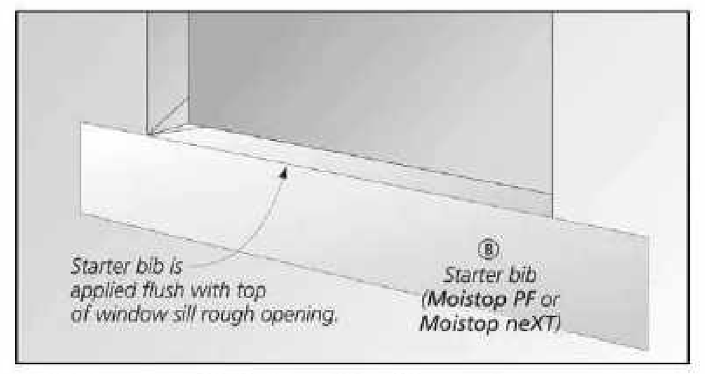
1 MODIFY WEATHER-RESISTIVE BARRIER



*At the rough opening **(1a)**, cut the weather-resistive barrier in an inverted "Y" fashion, and then fasten with the methods show above. To allow for head flashing integration, **(1b)** make the following diagonal cuts at the top of the rough opening 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 weather-resistive 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.*

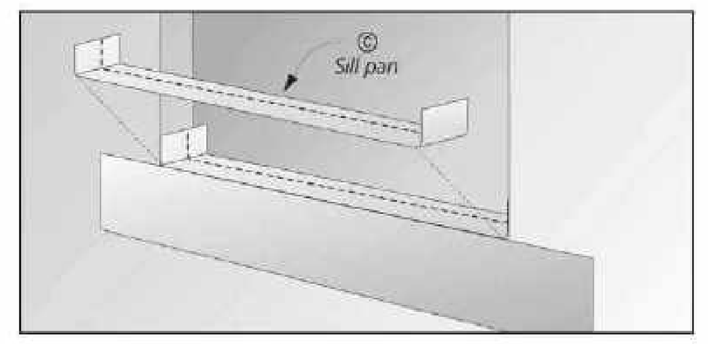
1

2 STARTER BIB



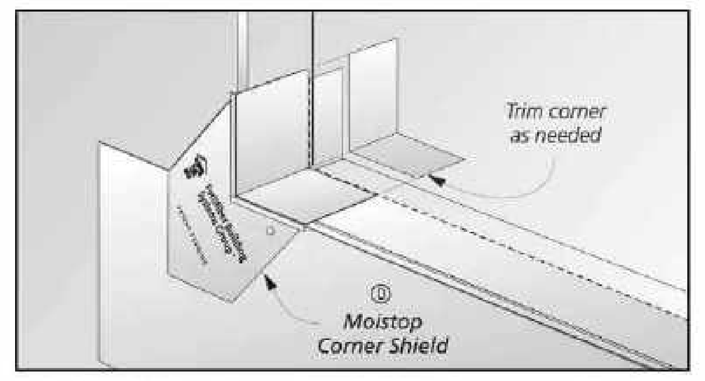
Cut the starter bib to the width of the rough opening plus twice the jamb flashing width, minus 1". Attach the starter bib flush along the bottom of the rough opening.

3 INSTALL SILL PAN



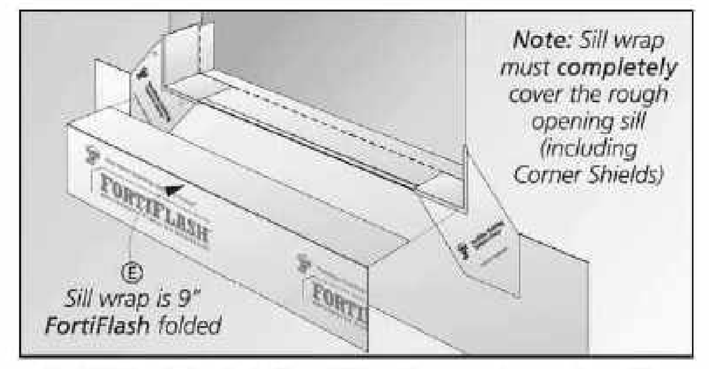
Place the sill pan with sides upturned in the rough opening. The leading edge of the sill pan must be aligned with the front of the rough opening.

4 SILL CORNERS

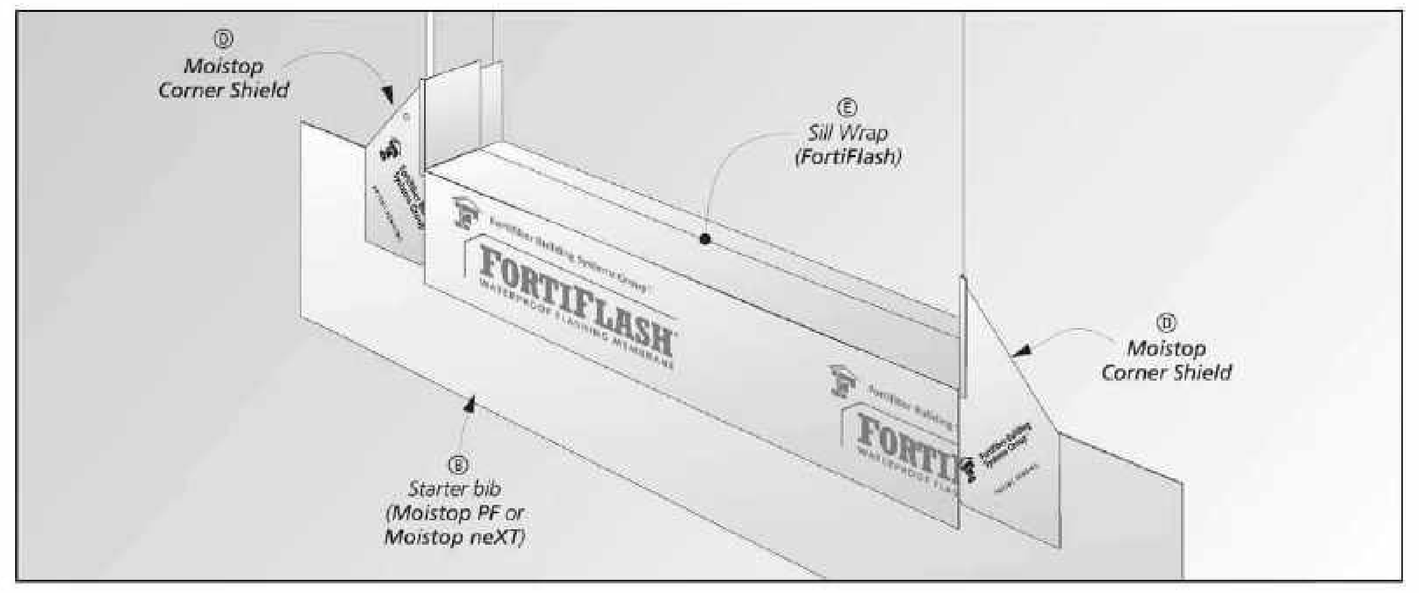


*Install **Moistop Corner Shield** at each corner on top of the sill pan. If necessary, trim the back edge of the sill corners so they **do not** extend past the sill pan fold line.*

5 INSTALL SILL WRAP



*Cut 9" **FortiFlash** to the width of the rough opening. Align back edge of **FortiFlash** to the marked fold line of the sill pan and fold over the front of the bib.*



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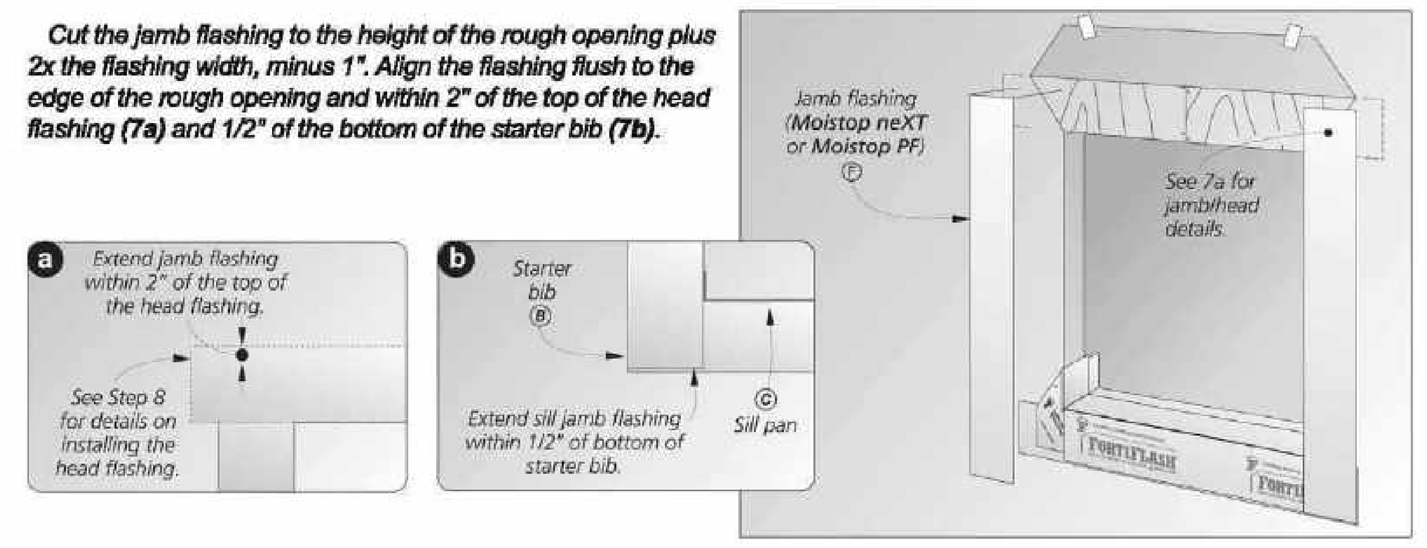
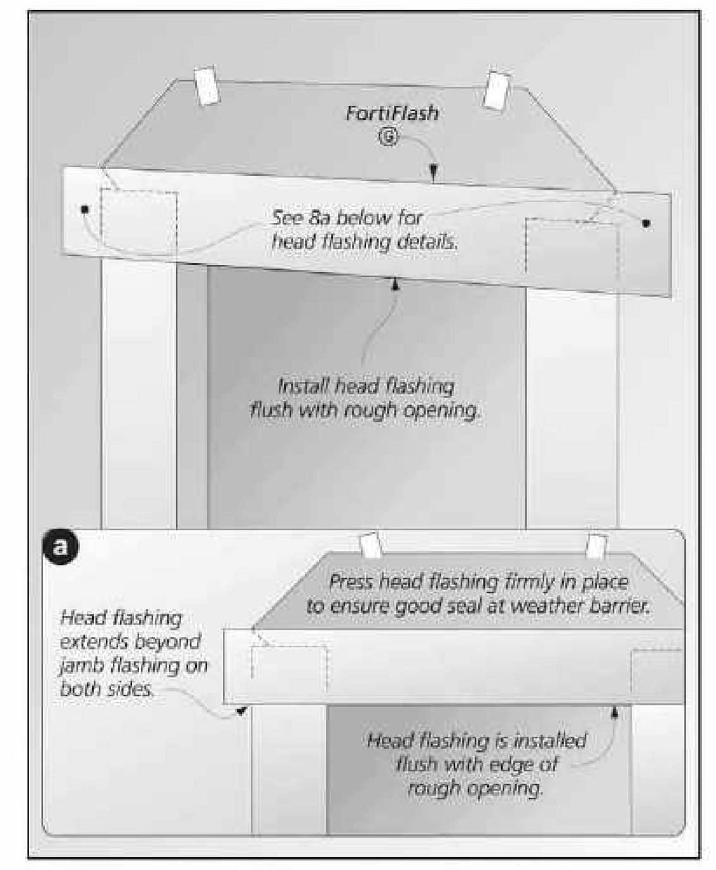
7 INSTALL JAMB FLASHING

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

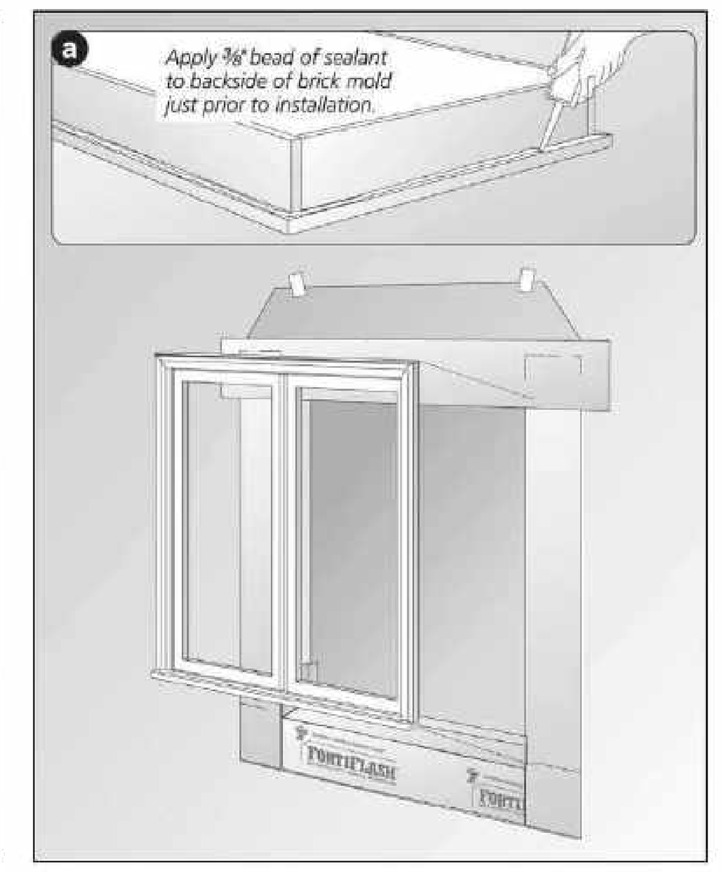


8 HEAD FLASHING



*Wipe the jamb flashing, weather-resistive barrier, and sheathing with a clean rag. Cut a piece of flashing to size. **Note:** the length of the head flashing is the width of the rough opening + 2x the width of the flashing **plus 2" (8a)**. Install the head flashing by pressing firmly in place in one*

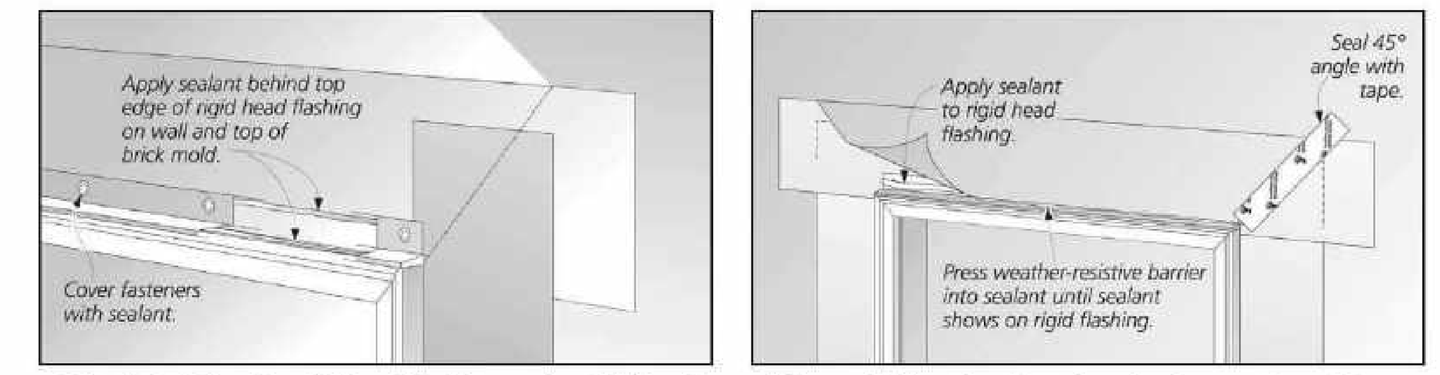
9 INSTALL WINDOW



*Before installing the door or window, apply a 3/8" continuous bead of Moistop Sealant **(9a)** to the backside (interior) of the brickmold. Install the window or door according to the manufacturer's instructions.*

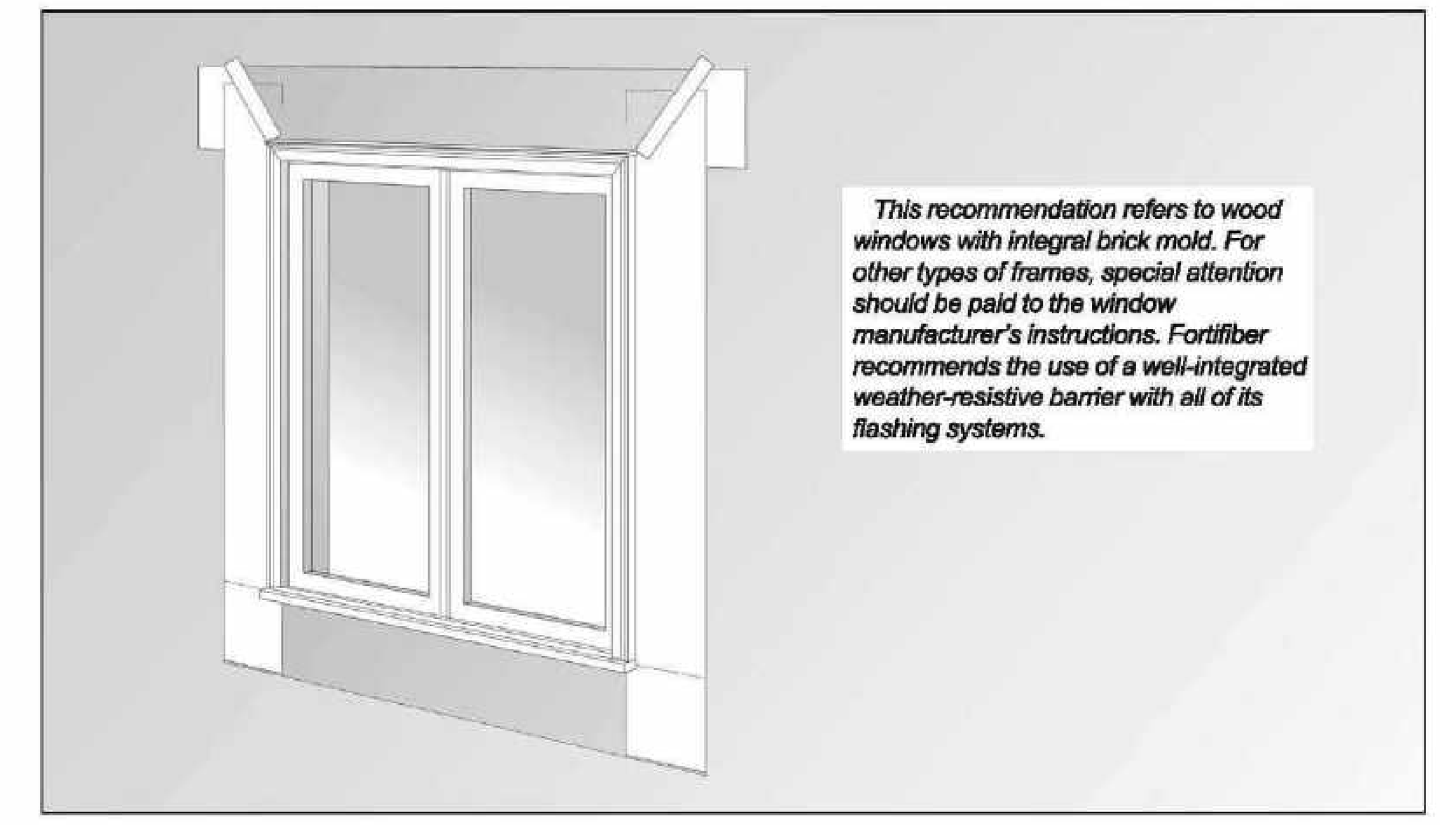
3

10 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 weather-resistive barrier to be applied in sealant. Finally, allow the flap of the weather-resistive barrier to lay flat over the sealant and rigid head flashing. Press flap into sealant and apply a new piece of sheathing tape over the entire diagonal cut made in the weather resistive barrier and press firmly in place.



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.

Limitations: For optimum adhesion, **FortiFlash, FortiFlash Commercial** and **Moistop E-Z Seal flashings should be applied at temperatures between 40° F (4.4° C) and 120° F (48.9° C); FortiFlash Butyl** may be applied at temperatures between 25° F (3.9° C) and 125° F (51.7° C). Be cautious about using FortiFlash where it can be exposed to temperatures above its Service Temperature such as hot climates or behind fiber cement and metal sidings that absorb a significant amount of heat. FortiFlash, FortiFlash Commercial and FortiFlash Butyl are the only Fortifiber flashing products that can be installed horizontally or at a slope of less than 60°. Where installed horizontally or with a slope of less than 60° do not use fasteners. Product should be covered as soon as possible. Inspect product to insure it is free of any protrusions or damage which may compromise its moisture-resistive properties. **FortiFlash is not compatible with EPDM or flexible (plasticized) Polyvinyl Chloride (PVC) based products. FortiFlash and Moistop E-Z Seal are not compatible with some sealants. Consult with sealant manufacturer for compatibility information.** Direct exposure of sealant to the adhesive side of FortiFlash or Moistop E-Z Seal can be detrimental if the amount of sealant exceeds what is specified above. Please follow these recommendations regarding location and amount of sealant to be used. Fortifiber strongly recommends against the practice of using a "knockdown bead of sealant," or "buttering the flange" with sealant, because this amount of sealant is excessive and unnecessary.

4

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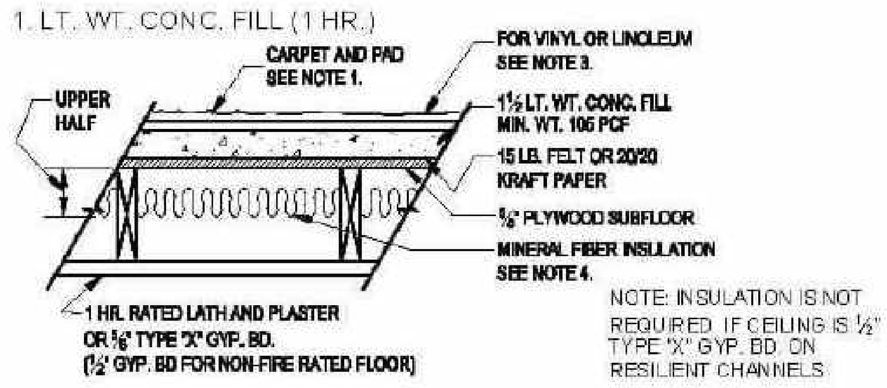
NATIONAL SALES OFFICE – Fernley, NV

(10/8/15)

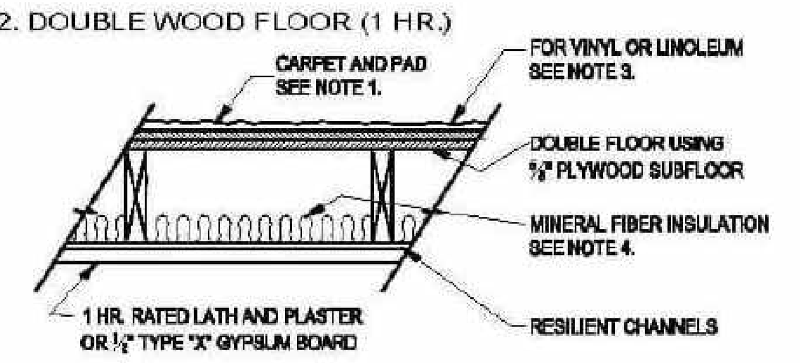
STANDARD SOUND RATED FLOOR - CEILING ASSEMBLIES
STC 50 - IIC 50 FIRE RATING AS SHOWN

1. LT. WT. CONC. FILL (1 HR.)

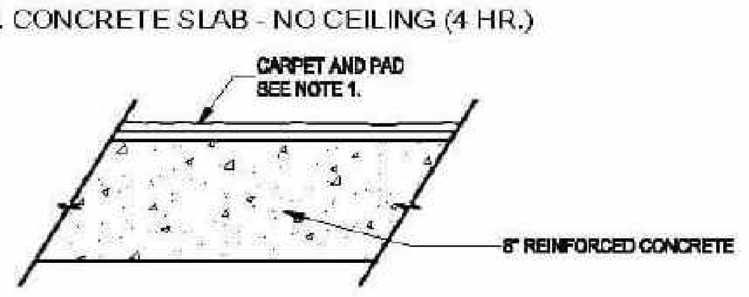


NOTE: INSULATION IS NOT REQUIRED IF CEILING IS ½" TYPE "X" GYP. BD. ON RESILIENT CHANNELS

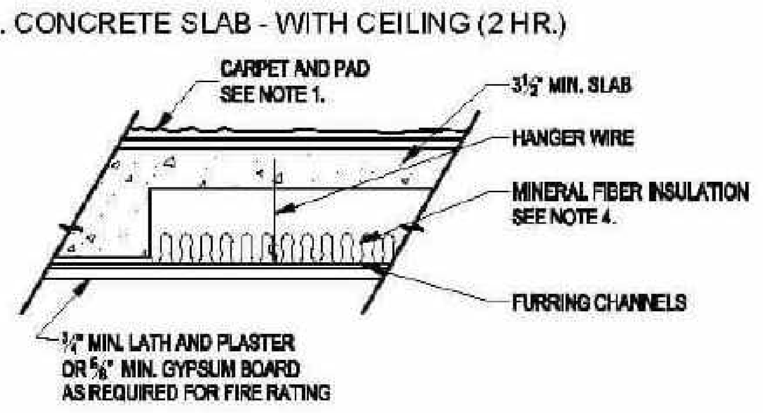
2. DOUBLE WOOD FLOOR (1 HR.)



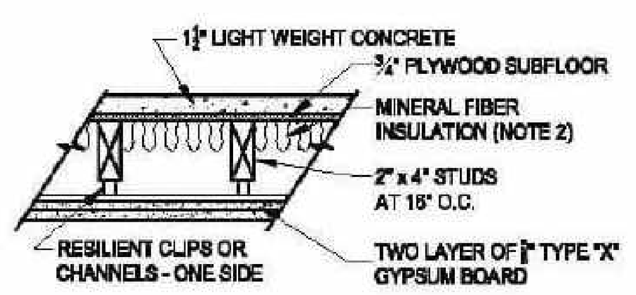
3. CONCRETE SLAB - NO CEILING (4 HR.)



4. CONCRETE SLAB - WITH CEILING (2 HR.)



5. LT WT. CONC. FILL (2 HR.)

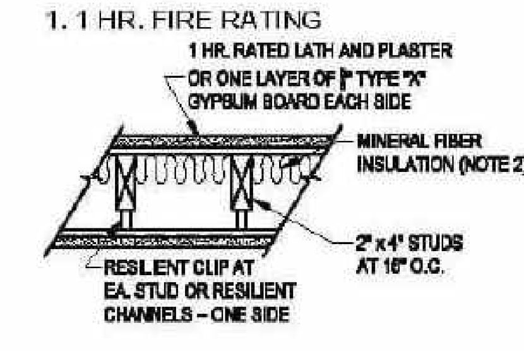


GENERAL NOTES:

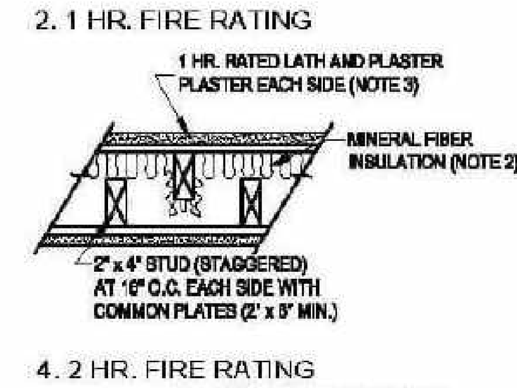
1. 13 oz. face wt. carpet (31 oz. tot) and 40 oz. jutted pad, or 48 oz. foam rubber, or 3/8" rebonded urethane foam (4 pcf), or ½" urethane foam (2.4 pcf).
2. Type and spacing of resilient channels and the attachment of channels and gypsum board or lath shall be as required for fire ratings.
3. Sheet vinyl and linoleum floor coverings with 1/8" minimum thickness resilient backing may be substituted for carpet and padding in kitchen and bathroom areas, if ceilings are on resilient channels.
4. The mineral fiber insulation shall have a thermal resistance R value of 11 or greater as determined by Federal Specification HH-I-521E.

STANDARD SOUND RATED PARTITION ASEMBLIES
STC 50 – FIRE RATING AS SHOWN

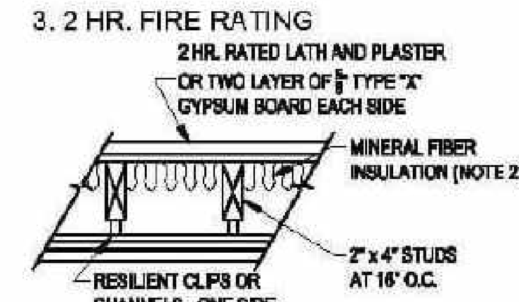
1. 1 HR. FIRE RATING



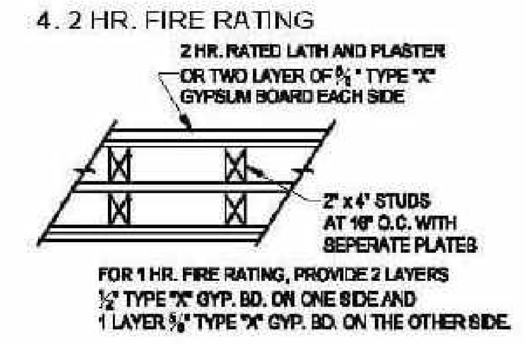
2. 1 HR. FIRE RATING



3. 2 HR. FIRE RATING

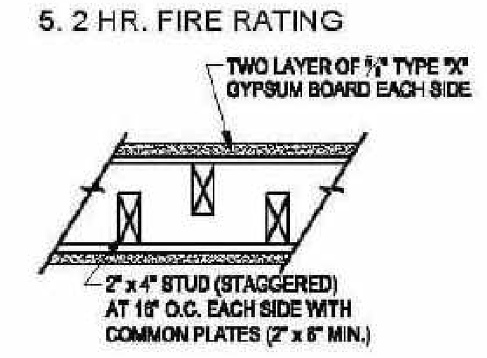


4. 2 HR. FIRE RATING

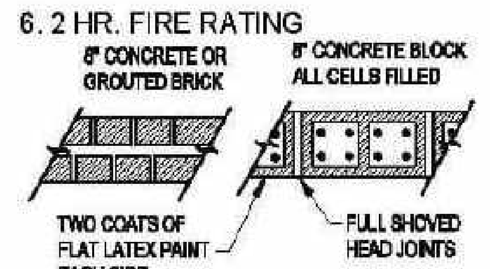


FOR 1 HR. FIRE RATING, PROVIDE 2 LAYERS ½" TYPE "X" GYP. BD. ON ONE SIDE AND 1 LAYER ⅝" TYPE "X" GYP. BD. ON THE OTHER SIDE.

5. 2 HR. FIRE RATING



6. 2 HR. FIRE RATING

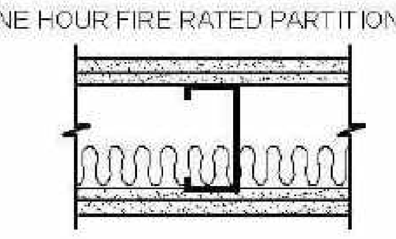


GENERAL NOTES:

1. The type and spacing of resilient channels and clips and the attachment of gypsum board or lath shall be as required for fire ratings.
2. The mineral fiber insulation shall have a thermal resistance R value of 11 or greater as determined by Federal Specification RR-I-521B.
3. No test is on file to justify an STC 50 with one 5/8" type "X" gypsum board each side.

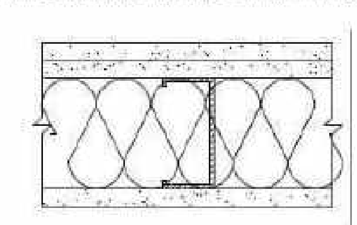
FIRE RATED FLOOR-CEILING ASSEMBLIES USING METAL FRAMING
STC 50 - IIC 50 FIRE RATING AS SHOWN

1. ONE HOUR FIRE RATED PARTITION



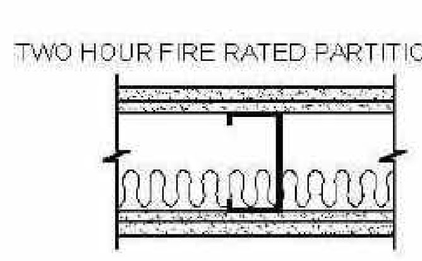
One layer ½" type "X" gypsum wallboard or veneer base applied parallel to one side of min. 2 ½" No. 25 gauge metal studs 24" o.c. with 1" type "S" drywall screws 8" o.c. 2" mineral fiber 2.5 pcf friction fit in stud space. Two layers ½" type "X" gypsum wallboard or veneer base applied on other side parallel to studs with 1" type "S" drywall screws 36" o.c. in base layer and 1 5/8" type "S" drywall screws in face layer 12" o.c. stagger joints 24" o.c. each layer and side.

2. ONE HOUR FIRE RATED PARTITION



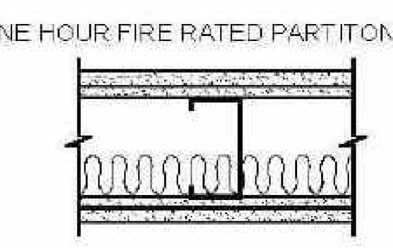
One layer ½" Type "X" plain or predecorated gypsum wallboard applied parallel to one side of min. 2 ½" No. 25 gauge steel studs 24" o.c. with 1" type "S" drywall screws 8" o.c. at vertical joints and 3/8" adhesive beads at intermediate studs.
OPPOSITE SIDE: **BASE LAYER** ½" type "X" gypsum wallboard applied parallel to studs with 1" type "S" drywall screws 8" o.c. at vertical joints and 12"o.c. at intermediate studs. **FACE LAYER** ½" Type "x" plain or predecorated gypsum wallboard applied parallel to studs with 1 5/8" type "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 3½" glass fiber insulation friction fit in stud space and all layers screw attached without adhesive.

3. TWO HOUR FIRE RATED PARTITION



BASE LAYER ½" type "X" gypsum wallboard or veneer base applied parallel to each side of min. 2 ½" No. 35 gauge metal stud 24" o.c. with 1" type "S" drywall screws 12" o.c. **FACE LAYER** ½" type "X" gypsum wallboard or veneer base applied on each side parallel to studs with 1 5/8" type "S" drywall screws 12" o.c. stagger joints 24" o.c each layer and side. Sound tested using 1 ½" mineral fiber in stud space.

4. ONE HOUR FIRE RATED PARTITON



Min. 2 ½" No. 25 gauge metal studs 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. ½" gypsum and sand plaster, 1 ½" mineral fiber insulation 2.5 pcf. **Alternate:** Attach gypsum lath with resilient clips.

REVISE DATES:

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

OWNER:
BORIS SRVANTIAN

ADDRESS:
1048 SHERLOCK DR.
BURBANK, CA 91501

FLASHING DETAILS & FIRE & SOUND RATED WALLS

APARTEON
SEVAN BENLIAN
(818) 237-0295

SEC development
SECDEVELOPMENT.NET
(818) 484-7111

SECDEVELOPMENT.NET
(818) 484-7111

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

A-18

ES ICC EVALUATION SERVICE

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ICC-ES Evaluation Report

ESR-1714

Reissued May 2023

This report is subject to renewal May 2024.

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION

Section: 07 18 13—Pedestrian Traffic Coatings

REPORT HOLDER:

CROSSFIELD PRODUCTS CORP. - MIRACOTE DIVISION

EVALUATION SUBJECT:

MIRACOTE MIRAFLEX II DECKING SYSTEMS—WALKING DECK AND ROOF COVERING

PERFORMANCE PLATINUM™

The new degree of comfort®

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

Indoor Direct Vent — Outdoor

PERFORMANCE PLATINUM High Efficiency Condensing Tankless 11,000-199,900 BTU/h

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PERFORMANCE PLATINUM™ Condensing Tankless Specifications

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Installation Instructions for Temperature and Pressure Valve

WARNING

Explosion Hazard

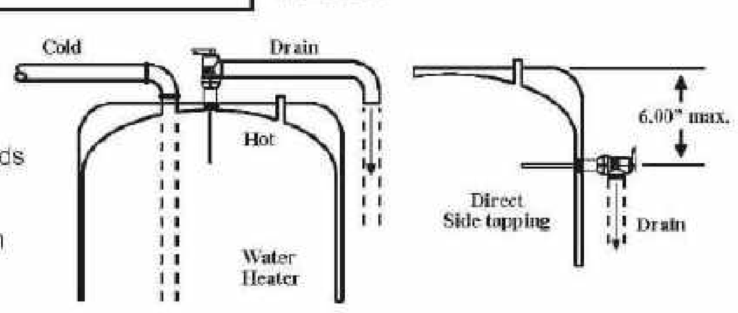
If the temperature and pressure relief valve is dripping or leaking, have a licensed plumber repair it.

Do not plug valve.

Do not remove valve.

Failure to follow these instructions can result in death, or explosion.

Installation Instructions



Important Drain Pipe Installation Information

Important General Information

Maintenance Instructions

Solar-Powered Vents

GAF

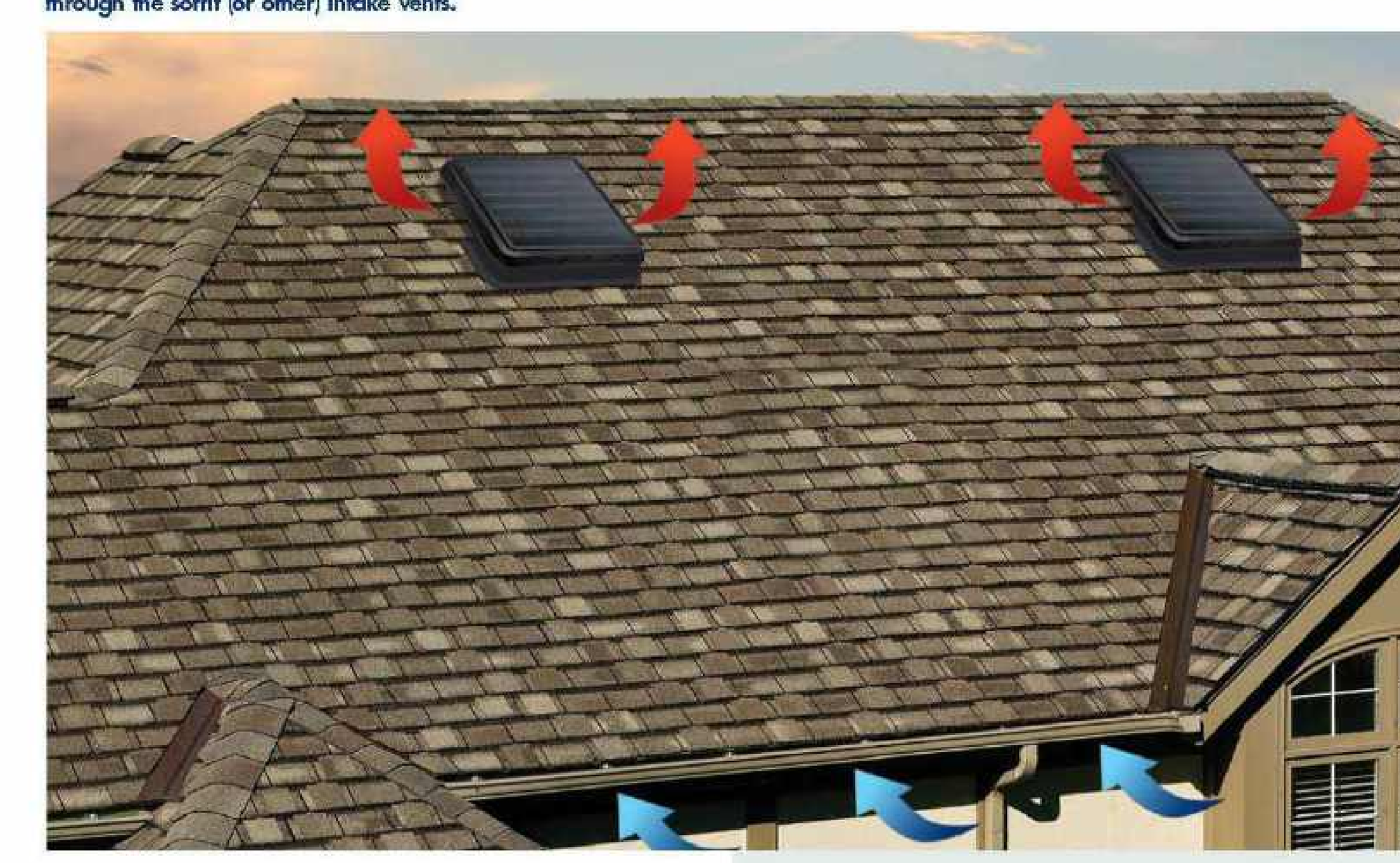
Green Machine™ EcoSmart Vents

An excellent solution for providing exhaust ventilation while helping to reduce the related attic cooling costs of electric power vents, Master Flow® Green Machine™ EcoSmart Vents are available in both solar-powered and unique dual-powered models.

See page 15 for product specifications and usage recommendations.

High-Power Solar Roof Vent

Hot, stale attic air is removed through the Master Flow® Green Machine™ High-Power Solar Roof Vents. Fresh air is drawn into the attic through the soffit (or other) intake vents.



AVAILABLE IN TWO MODELS

Solar-Powered Model (PRSOLAR2)

Dual-Powered Model (PRHYBRID2)

USAGE RECOMMENDATIONS (Based on 1/300 Rule)

Master Flow® Green Machine™ High-Power Solar Roof Vents

Total Attic Square Footage	Recommended Number Of Master Flow® Green Machine™ High Power Solar Vents	Net Free Area (In Sq. In.)
1600	2	720
3200	3	1080
4800	5	1800

REVISE DATES:

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

OWNER: BORIS SRVANTIAN

ADDRESS: 1048 SHERLOCK DR. BURBANK, CA 91501

SPECIFICATIONS

APARTEON

SEVAN BENLIAN (818) 237-0295

SEC development

SECDEVELOPMENT.NET (818) 484-7111

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

A-19

ICC EVALUATION SERVICE®

ICC-ES Evaluation Report

ESR-2048
Reissued March 2021
Revised June 2021
This report is subject to renewal March 2022.

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DIVISION: 07 00 00—THERMAL AND MOISTURE 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)†

†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. 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-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 $1^1/_2$-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 $1^3/_4$-inch-high (44 mm) snap-locking seams. See Figure 3.

The attributes of the metal roofing panels have been verified 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 $^{15}/_{32}$-inch-thick (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.

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).

4.4 Wind Uplift Resistance:

The systems described in Section 3.0 and installed in accordance with Sections 4.1 and 4.2 have an allowable wind uplift resistance of 45 pounds per square foot (2.15 kPa).

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:

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

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

TABLE 1—ROOF CLASSIFICATION

SYSTEM	MAXIMUM SLOPE (inch/foot)	DECK[1]	UNDERLAYMENT	METAL PANEL	ROOF CLASS
1	Unlimited	Minimum $^{15}/_{32}$" Plywood	One Layer of Type II (No. 30) Underlayment and Two Layers of GAF VersaShield® Fire-Resistant Roof Deck Protection	CB-150 or SL-1750	A

[1] See Section 3.2.

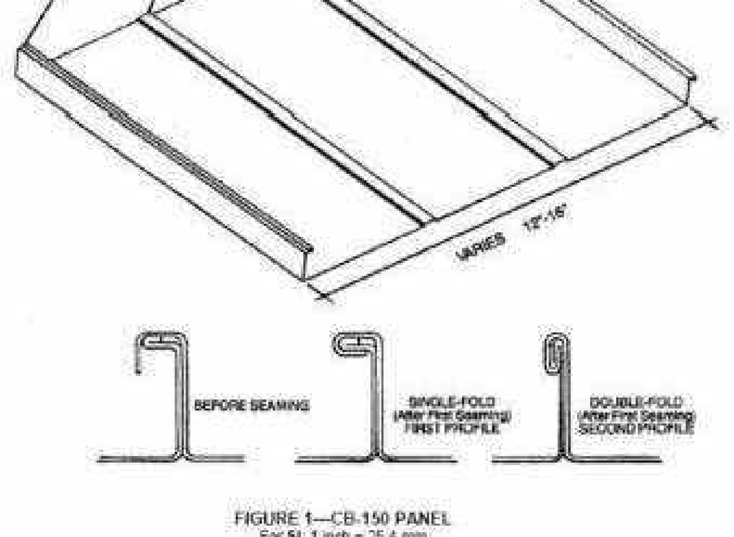


FIGURE 1—CB-150 PANEL
For **SI**: 1 inch = 25.4 mm

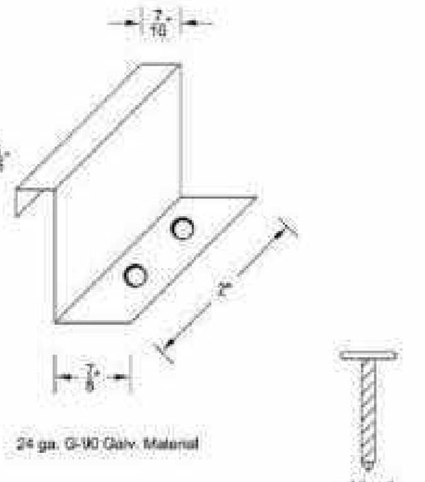


FIGURE 2—CB-150 ANCHOR CLIP
For **SI**: 1 inch = 25.4 mm

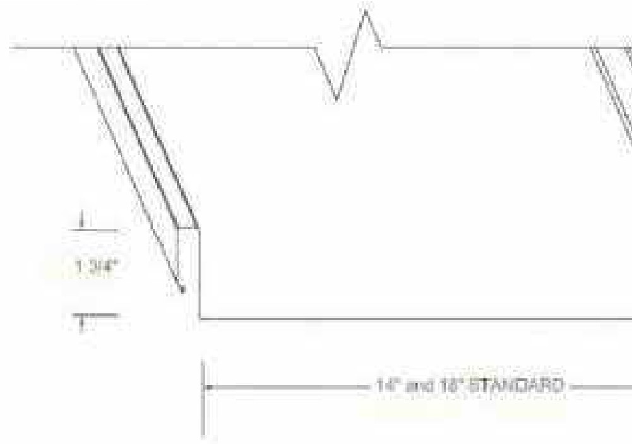


FIGURE 3—SL-1750 PANEL
For **SI**: 1 inch = 25.4 mm

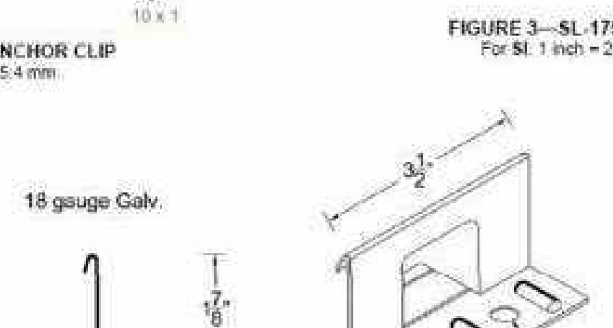


FIGURE 4—SL-1750 ANCHOR CLIP
For **SI**: 1 inch = 25.4 mm

CUSTOM-BILT METALS

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.CustomBiltMetals.com

REVISE DATES:

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

OWNER:
BORIS SRVANTIAN

ADDRESS:
1048 SHERLOCK DR.
BURBANK, CA 91501

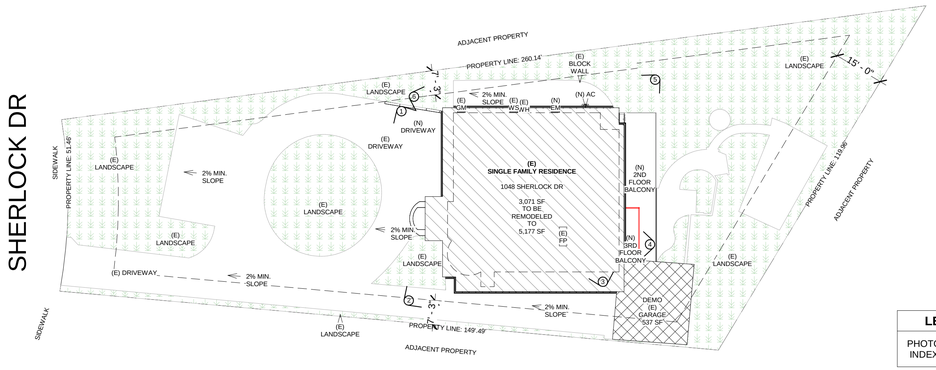
SPECIFICATIONS

APARTEON
SEVAN BENLIAN
(818) 237-0295

SEC development
SECDEVELOPMENT.NET
(818) 484-7111

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

A-20



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

LEGEND	
PHOTO INDEX	#

NOTE: PLANNING DEPT. ONLY

ADDRESS
1048
SETBACK
113' - 7"

PHOTO INDEX SITE PLAN

PHOTO #1

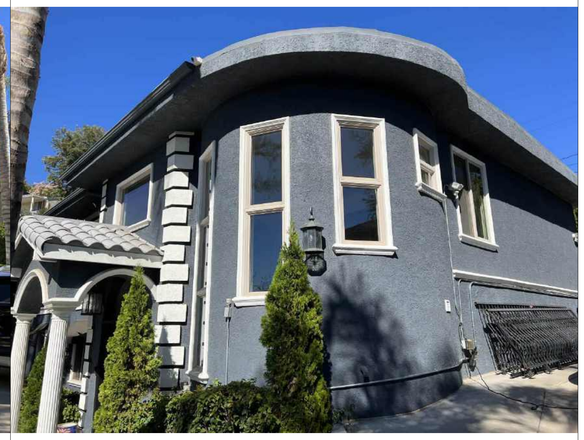


PHOTO #2

PHOTO #3

PHOTO #4

PHOTO #5

PHOTO #6

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SITE PHOTOS

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SEC development
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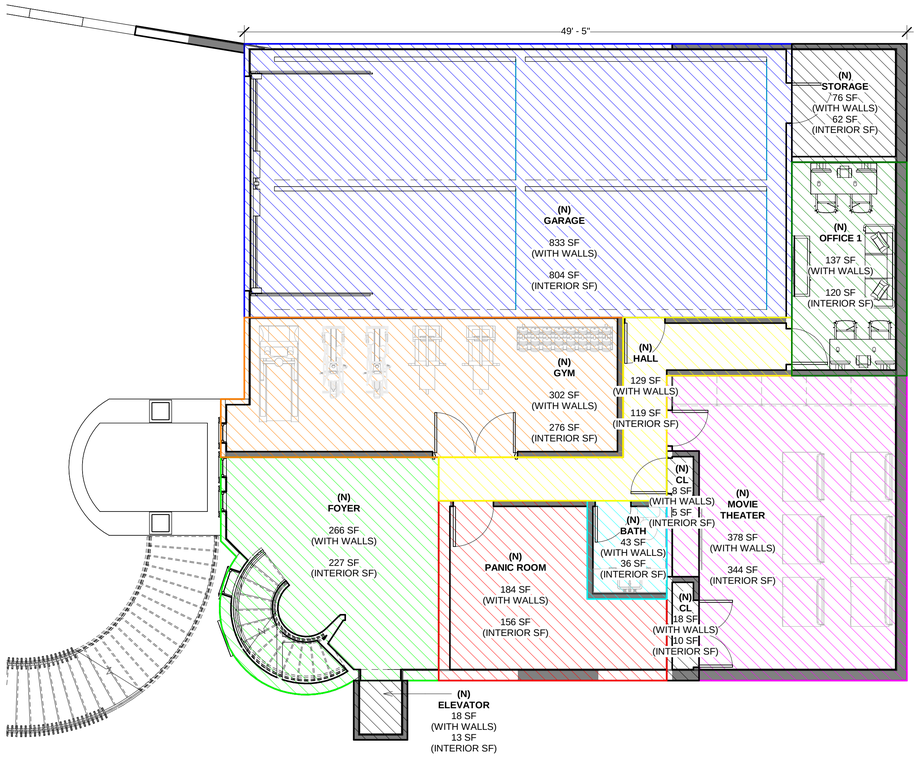
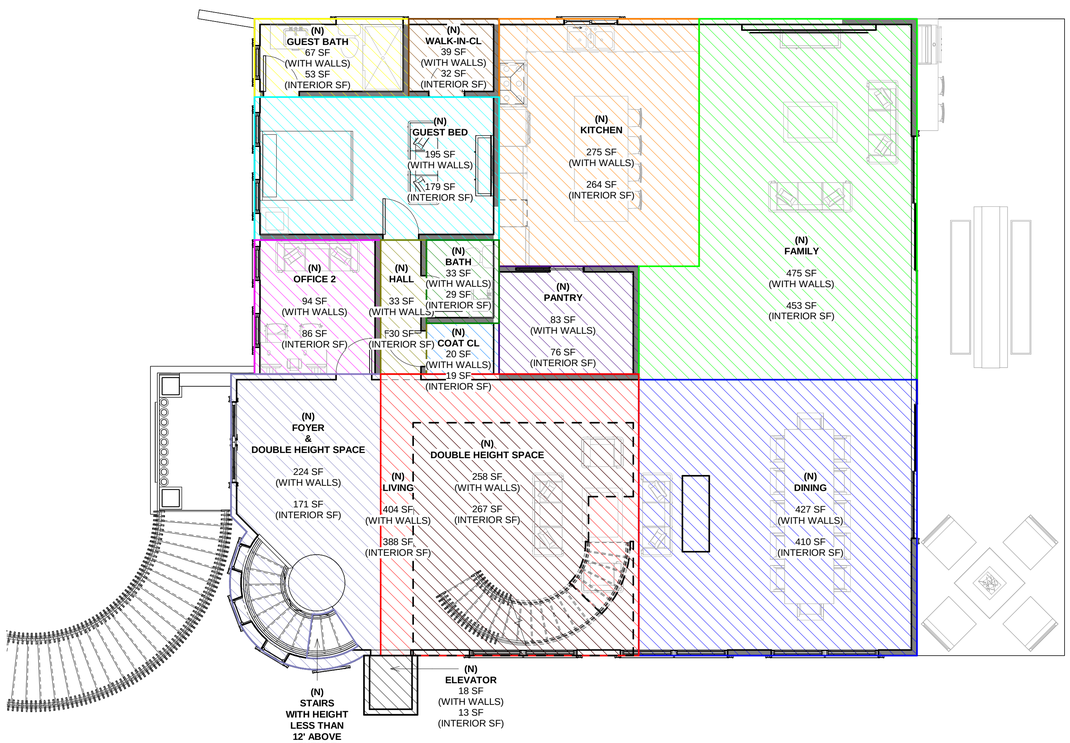
PROJECT INFO	
JOB NUMBER:	22078
DATE DRAWN:	4/16/25
DRAWN BY:	J.F.
CHECKED BY:	M.A.
SCALE:	3/64" = 1'

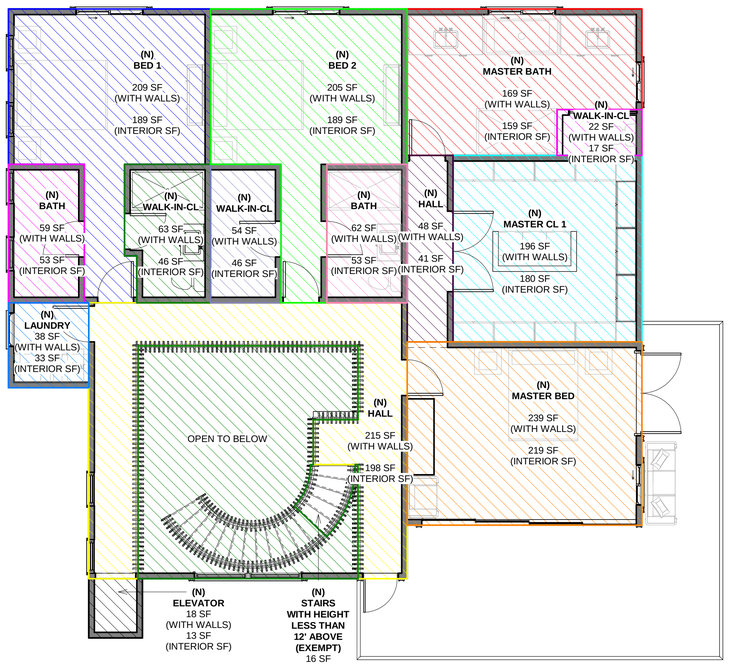
A-21



1 PROPOSED BASEMENT FLOOR (FAR)
3/16" = 1'-0"



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



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

FAR CALCULATION

BASEMENT FLOOR AREAS		FIRST FLOOR AREAS		SECOND FLOOR AREAS	
(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 ALLOWED					

REVISE DATES:

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OWNER:
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BURBANK, CA 91501

FAR FLOOR PLANS & CALCULATIONS

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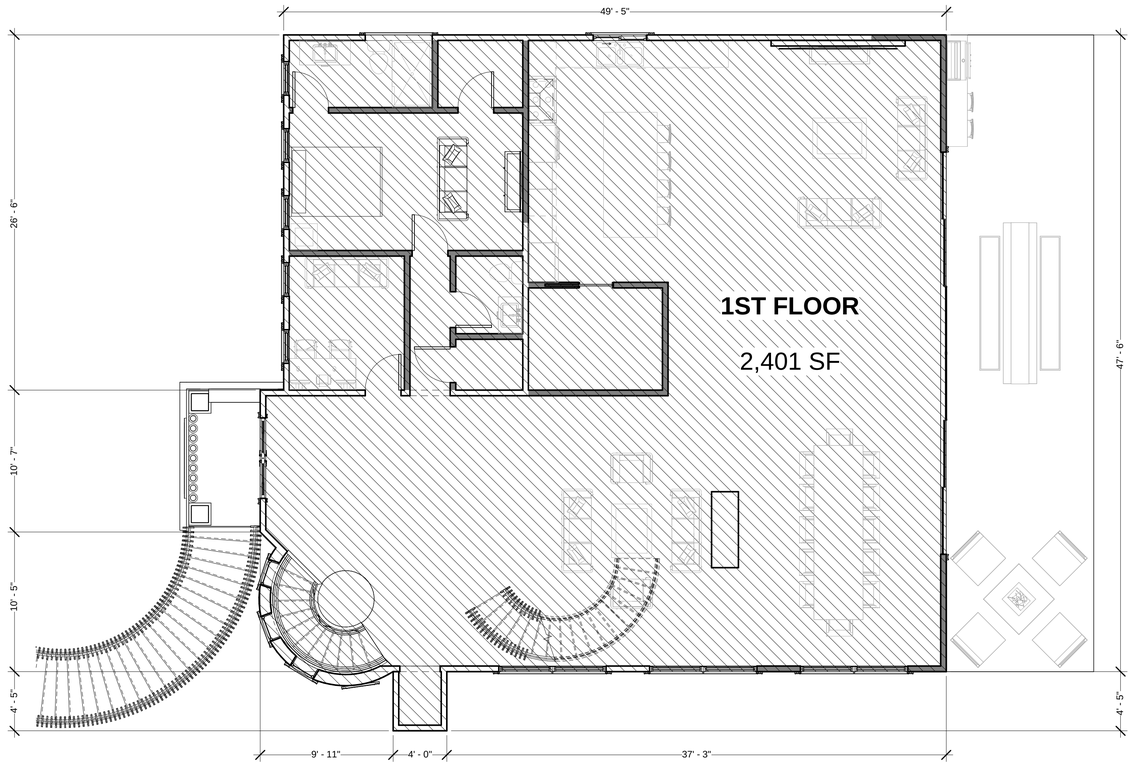
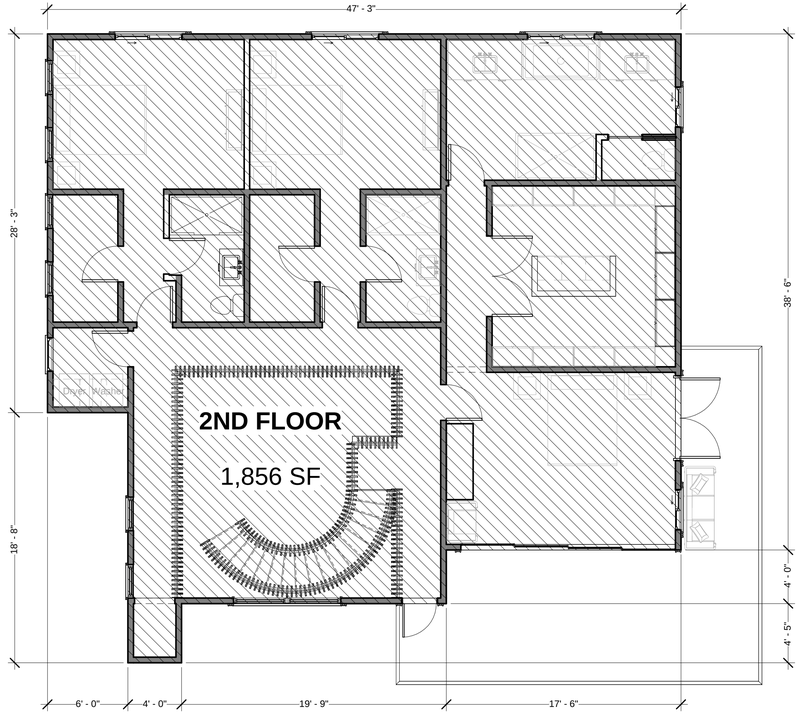
PROJECT INFO	
JOB NUMBER:	22078
DATE DRAWN:	4/16/25
DRAWN BY:	J.F.
CHECKED BY:	M.A.
SCALE:	3/16" = 1'

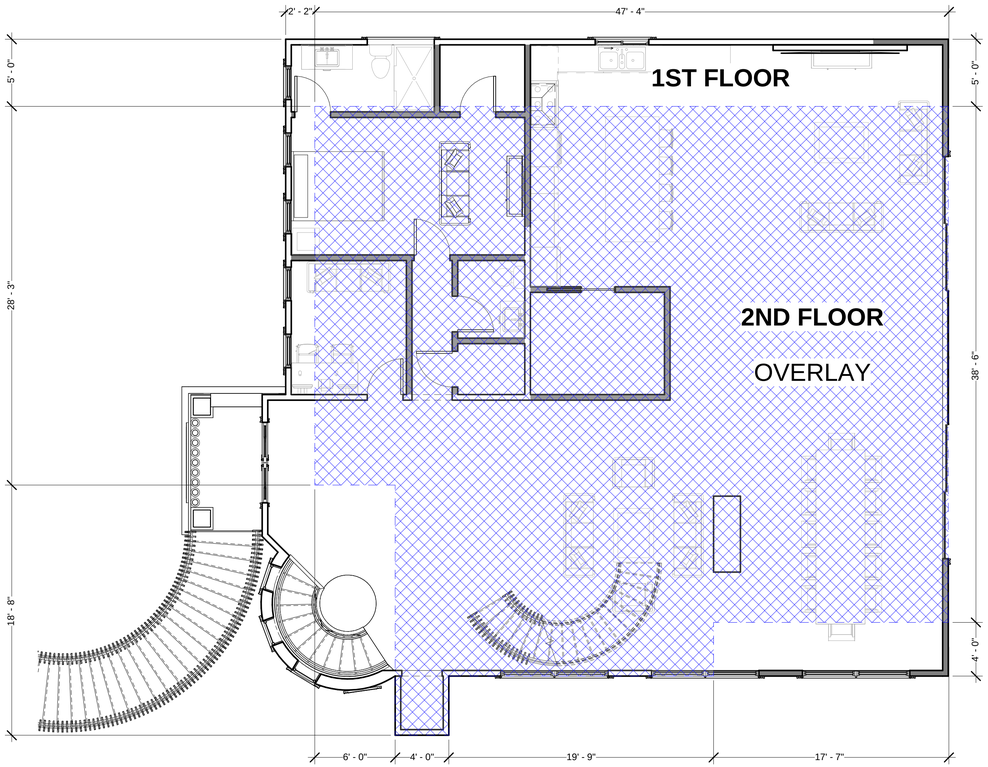
A-22



1 PROPOSED FIRST FLOOR (SF CALC)
3/16" = 1'-0"



2 PROPOSED SECOND FLOOR (SF CALC)
3/16" = 1'-0"



3 PROPOSED FLOOR PLANS OVERLAY
3/16" = 1'-0"

STORY SF CALCULATION	
PROPOSED FIRST FLOOR	2,401 SF
PROPOSED SECOND FLOOR	1,856 SF
% OF FIRST FLOOR	1,856 SF / 2,401 SF = 77%
85% OF FIRST FLOOR ALLOWED	2,401 SF X 0.85 = 2,041 SF MAX
SECOND FLOOR IS UNDER MAX	**1,856 SF < 2,041 SF MAX**

SIDE SETBACK CALCULATIONS	
NORTH 2ND FLOOR WALL @ 5' SETBACK	47'-4" / 47'-4" = 100%
NORTH WALL MAX ALLOWED @ 5' SETBACK	**100% > 30%**
SOUTH 2ND FLOOR WALL @ 4' SETBACK	23'-7" / 47'-4" = 50%
SOUTH WALL MAX ALLOWED @ 4' SETBACK	**50% > 40%**

REVISE DATES:

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SF FLOOR PLANS, FLOOR PLAN OVERLAY, & CALCULATIONS

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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-23

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

2022 CalGREEN Residential Mandatory Measure Notes

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

2022 CalGREEN Residential Mandatory Measure Notes

SECTION	MEASURE	REQUIREMENTS
ENVIRONMENTAL QUALITY (Fireplaces)		
4.503.1	Fireplaces	Any installed gas fireplace shall be a 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. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.
ENVIRONMENTAL QUALITY (Pollutant Control)		
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.
ENVIRONMENTAL QUALITY (Interior Moisture 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.
ENVIRONMENTAL QUALITY (Indoor Air Quality & Exhaust)		
4.506.1	Bathroom Exhaust Fans	Each bathroom shall be mechanically ventilated and shall comply with the following: 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system. 3. 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.
ENVIRONMENTAL QUALITY (Environmental 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.
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS (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.

Note:
This check list is intended only as an aid to the user and may not contain complete code language. Refer to 2022 CALGreen Chapter 4 for complete code language.

REVISE DATES:

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

OWNER:
BORIS SRVANTIAN

ADDRESS:
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CALGREEN

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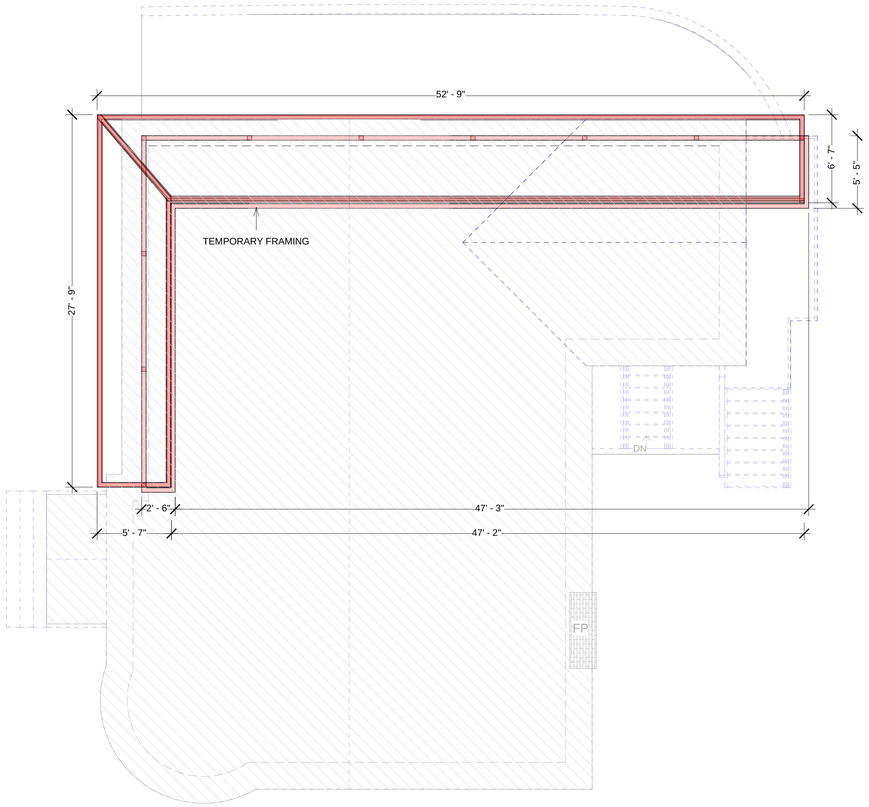
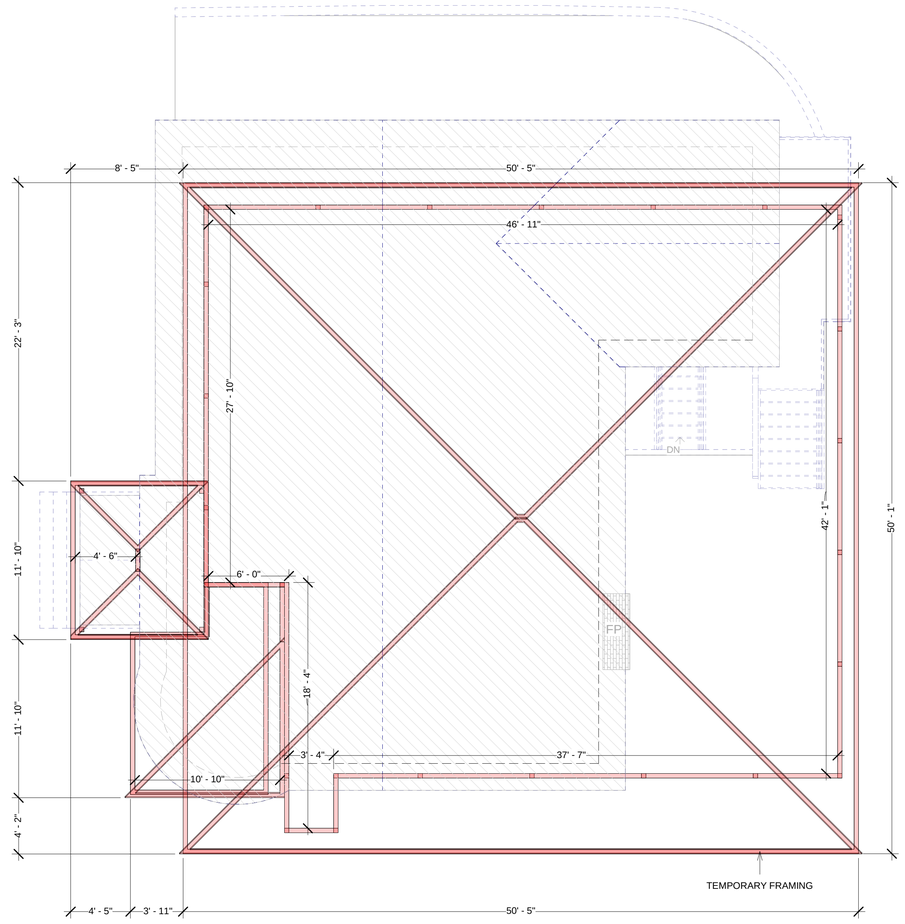
PROJECT INFO	
JOB NUMBER:	22078
DATE DRAWN:	4/16/25
DRAWN BY:	J.F.
CHECKED BY:	M.A.
SCALE:	N.T.S

A-24



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



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

REVISE DATES:

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

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BORIS SRVANTIAN

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TEMPORARY FRAMING (ROOF PLAN)

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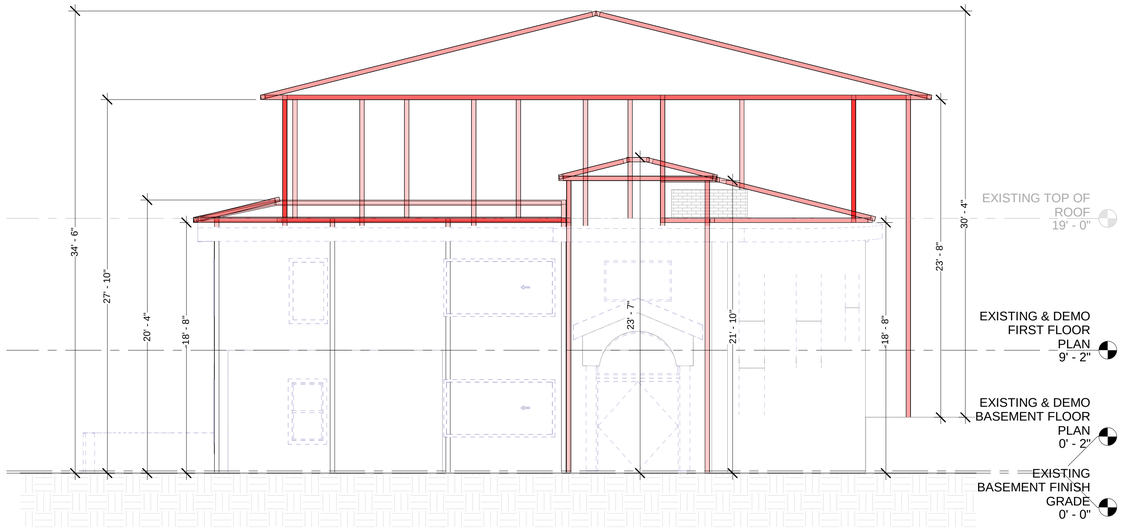
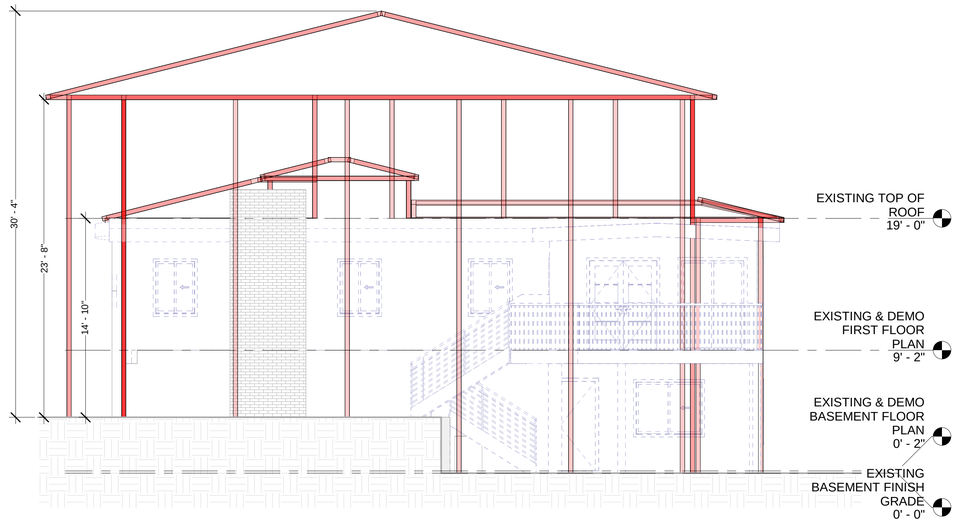
PROJECT INFO	
JOB NUMBER:	22078
DATE DRAWN:	4/16/25
DRAWN BY:	J.F.
CHECKED BY:	V.K.
SCALE:	3/16" = 1'

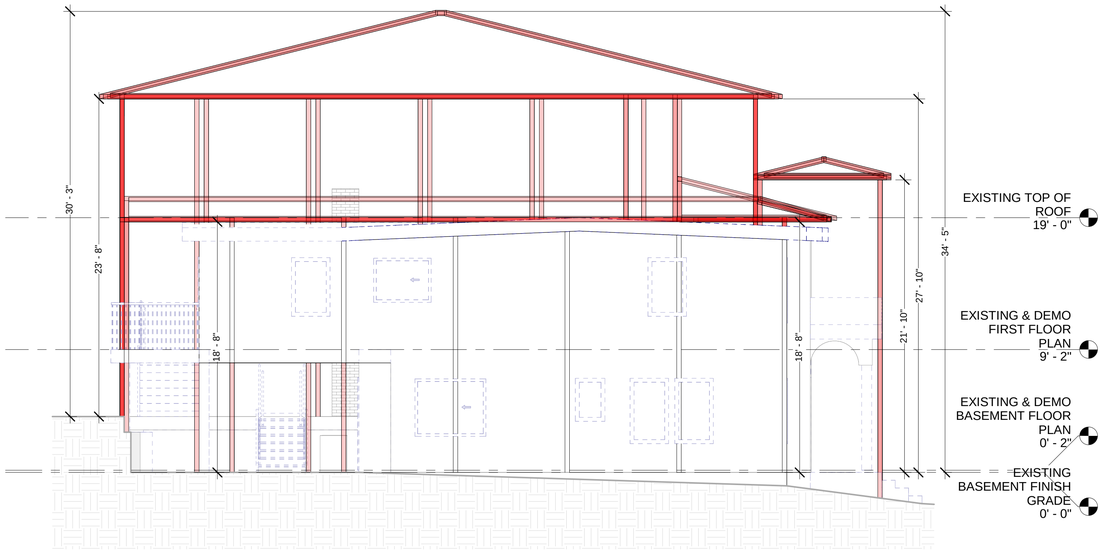
A-25



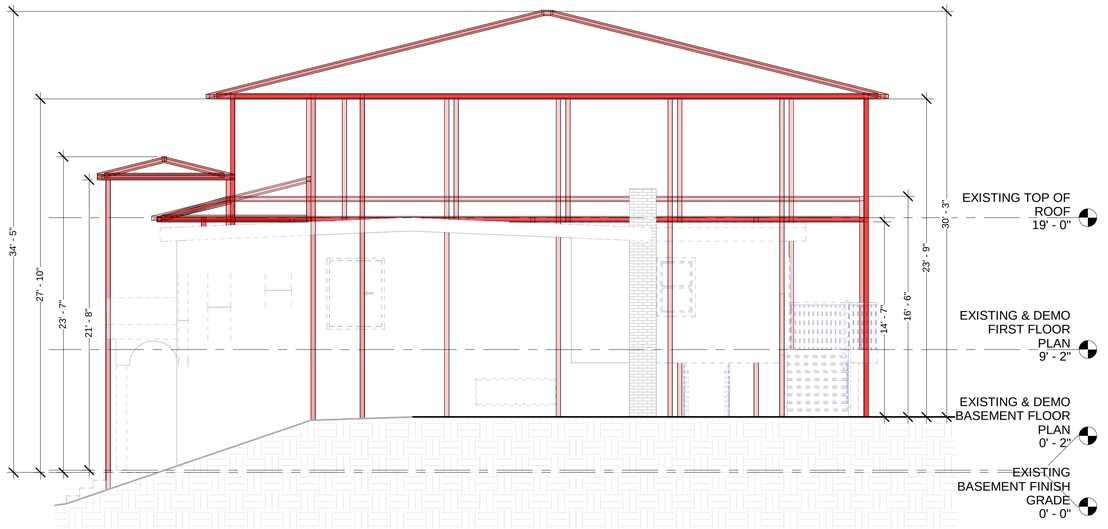
4 TEMPORARY FRAMING (WEST ELEVATION)
3/16" = 1'-0"



1 TEMPORARY FRAMING (EAST ELEVATION)
3/16" = 1'-0"



2 TEMPORARY FRAMING (NORTH ELEVATION)
3/16" = 1'-0"



3 TEMPORARY FRAMING (SOUTH ELEVATION)
3/16" = 1'-0"

REVISE DATES:

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TEMPORARY FRAMING (ELEVATIONS)

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SCALE:	3/16" = 1'

A-26

#1	EXTERIOR WALLS:	SMOOTH PLASTER FINISH COLOR: WHITE

#2	EXTERIOR FASCIA:	STONE TILES COLOR: LIGHT BEIGE

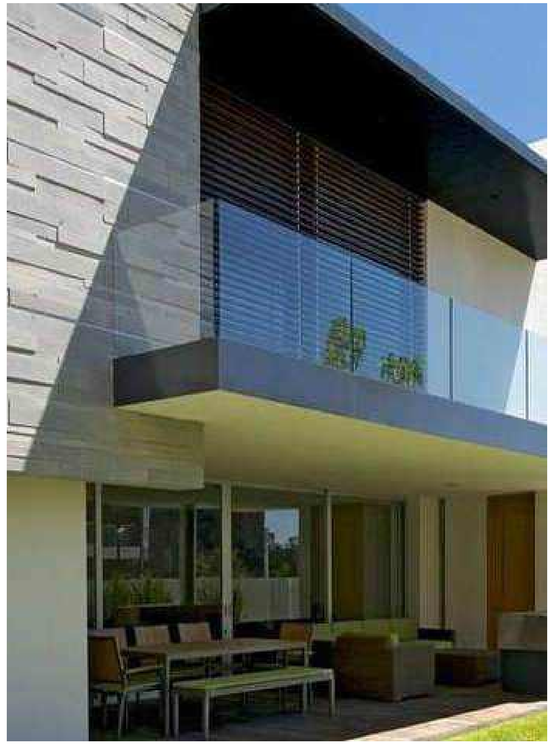
#3	EXTERIOR WINDOWS:	FIBERGLASS CLAD FRAMED DUAL GLAZE WINDOW (HUNG) COLOR: BLACK

#4	EXTERIOR WINDOWS:	PRODUCT: FLEETWOOD ALUMINUM CLAD FRAMED DUAL GLAZE WINDOW (5' X 4') COLOR: BLACK

#5	EXTERIOR WALLS:	FIBERGLASS CLAD FRAMED DUAL GLAZE WINDOW (HUNG) COLOR: BLACK

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

#7	EXTERIOR FLOOR:	PRODUCT: PEACOCK PAVERS CONCRETE PERMEABLE PAVERS COLOR: RICE WHITE



#8	EXTERIOR WALLS:	CRL GLASS RAILING SYSTEM

REVISE DATES:

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

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ARAM MANOUKIAN

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MATERIAL BOARD

APARTEON
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(818) 237-0295

SECDEVELOPMENT.NET
(818) 484-7111
S | E | C development
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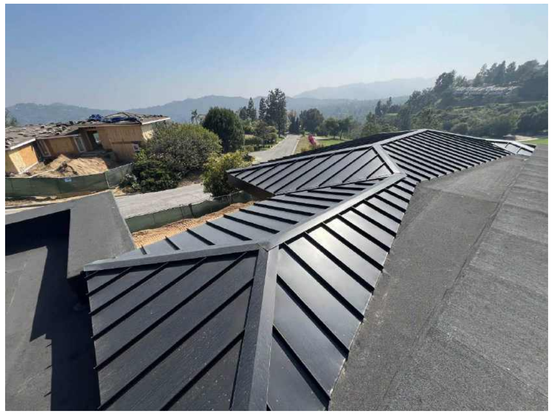
PROJECT INFO	
JOB NUMBER:	22078
DATE DRAWN:	4/16/25
DRAWN BY:	J.F.
CHECKED BY:	M.A.
SCALE:	N.T.S

M-1



#9	ROOFS:	METAL ROOF COLOR: BLACK

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

REVISE DATES:

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

OWNER:
ARAM MANOUKIAN

ADDRESS:
2667 BOGUE DR
GLENDALE, CA 91208

MATERIAL BOARD

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M-2