GENERAL CONTRACTOR BIDDING NOTES

THE BIDDING CONTRACTOR SHALL PROVIDE APPROPRIATE ALLOWANCES OR FIXED PRICING FOR THE FOLLOWING SYSTEMS:

- 1. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72. (DESIGN BUILD BY CONTRACTOR)
- 2. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510 (CBC 916.1) (DESIGN BUILD BY CONTRACTOR)
- 3. FIRE SPRINKLER SYSTEMS PER NFPA 13 DESIGN. (DESIGN BUILD BY CONTRACTOR AFTER BLDG. PERMIT IS OBTAINED)
- 4. SOLAR PV SYSTEM UNDER SEPARATE PERMIT. (DESIGN BUILD BY CONTRACTOR OR BY THIRD PARTY, OWNER TO ADVISE)
- 5. VOICE AND DATA FOR OFFICES, COMMUNITY SPACES AND LIVING UNITS. ASSUME CABLE/FIBER PROVIDED TO SITE, AND INCLUDE APPROPRIATE MEDIA BOXES. (DESIGN BUILD BY CONTRACTOR AFTER PERMIT IS OBTAINED)
- 6. CATV SYSTEM FOR OFFICES, COMMUNITY SPACES AND LIVING UNITS. (DESIGN BUILD BY CONTRACTOR)
- 7. WI-FI INTERNET COVERAGE OF COMMON AREAS. (DESIGN BUILD BY CONTRACTOR AFTER PERMIT IS OBTAINED)
- 8. AUDIO SYSTEM AT COMMON AREAS
- (DESIGN BUILD BY CONTRACTOR AFTER PERMIT IS OBTAINED) 9. CCTV COVERAGE TO INCLUDE CAMERAS, DVR'S, MONITORS AND EQUIPMENT (DESIGN
- BUILD BY CONTRACTOR)
- 10. IF REQUIRED: ELECTRONIC ACCESS CONTROL TO SITE ENTRY POINTS: ENTRY DOOR, REAR VEHICULAR GATE, FRONT PEDESTRIAN GATE,
- 11. STOREFRONT GLAZING (DESIGN BUILD BY CONTRACTOR)
- 12. IF REQUIRED, PROVIDE EMERGENCY AND STANDBY POWER SYSTEMS DESIGNED TO PROVIDE REQUIRED POWER FOR 2-HR MIN. (DESIGN BUILD BY CONTRACTOR AFTER PERMIT IS OBTAINED)

CODE REQUIREMENTS:

PROJECT SHALL BE IN COMPLIANCE WITH ALL COMPONENTS OF

- 2022 CALIFORNIA BUILDING CODE W/ LOCAL AMENDMENTS IN TITLE 9, CHAPTER 1 OF THE BURBANK MUNICAL CODE (BMC).
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALGREEN

THE FOLLOWING:

- 2022 BUILDING ENERGY EFFICIENCY STANDARDS

ACCESSIBILITY REQUIREMENTS

PROJECT IS SUBJECT TO STATE AND LOCAL ACCESSIBILITY REQUIREMENTS. THESE PROVISIONS COVER HOUSING, PUBLIC ACCOMMODATIONS, PLACES OF EMPLOYMENT AND THE PUBLIC RIGHT OF WAY. REQUIREMENTS CAN BE FOUND IN THE FOLLOWING

PERMITTING NOTES

SEPARATE PERMITS SHALL BE OBTAINED FOR THE FOLLOWING ITEMS.

- DEMOLITION
- EXCAVATION
- GRADING
- MECHANICAL SYSTEMS - PLUMBING SYSTEMS
- INDUSTRIAL WASTE DISCHARGE - ELECTRICAL SYSTEMS (INCLUDING SOLAR PV)
- LOW VOLTAGE (SECURITY, DAS, DATA)
- FIRE SPRINKLER SYSTEM - BUILDING SIGNAGE

PARKING SUMMARY (VEHICULAR):

(RESIDENTIAL-TE REQUIRED (I	NANT) I F NEW): 4 UNITS X 1.25/UNIT	=	5	STALLS
(RESIDENTIAL-GU	JEST)			
(COMMERCIAL)	4 UNITS X 1/4 UNITS	=	2	STALL*
(002.10%.2)	4,146SF** X 3/1,000SF	=	13	STALLS***
	TOTAL REQUIRED	=	20	STALLS
PROVIDED:	TOTAL	=	7	STALLS

- * MIN. 2 GUEST SPACES REQUIRED
- ** ADJUSTED GROSS FLOOR AREA (PER BMC) *** OFFICES (GENERAL) -- 3 SPACES FOR EACH 1,000 SF OF ADJ. GFA SEE PAGÈ 7 OF ADM-2022-6861-CU-DB-SPP-PSH-SIP-PHP-HCA (G1.10)

SEE FIGURE 1 AND FIGURE 2 FOR MORE INFORMATION (G3.05)

**** NO EV PARKING REQUIRED FOR THIS PROJECT NO GUEST PARKING TO BE PROVIDED (ALL PARKING ASSIGNED)

PROJECT

HOME AGAIN LOS ANGELES TENANT IMPROVEMENTS **AND TINY HOMES**

HOME AGAIN L.A. ACCESS CENTER DEVELOPMENT 2244 NORTH BUENA VISTA STREET, BURBANK, CA 91504

CLIENT

CITY OF BURBANK

124 S. LAKE STREET, BURBANK, CA 91502

PROJECT SUMMARY:

ZONING ANALYSIS:

ZONING:

A. SITE ANALYSIS	(MEDIUM DENSITY RESIDENTIAL)
LOT AREA:	= 20,843 SF
LOT COVERAGE: ALLOWED PROPOSED	= 60% = 26% (20,843/5,314)
B. ZONING ANALYSIS	
OCCUPANCY GROUP BUILDING HEIGHT(ALLOWED/PROPOSED) BUILDING STORY (ALLOWED/PROPOSED) SETBACK REQUIREMENTS - FRONT YARD (MINIMUM / AVERAGE) - STREET-FACING SIDE (MINIMUM / AVERAGE) - REAR/INT. SIDE (MINIMUM / AVERAGE) MAX. FENCE/WALL HT. (W/I SETBACK) MAX. FENCE/WALL HT. (W/O SETBACK)	= A-3, S-2, R-2, B = 35' / 17' = 2 / 1 = 25' / 27' = 10' / 12' = 5' / 7' = 4' = 8'
C. DENSITY CALCULATIONS (BMC 10-1-626.5)	
NO. OF UNITS: (HIGH DENSITY RESIDENTIAL GENERAL PLA ALLOWED PROPOSED MODULAR HOME DENSITY: ALLOWED	= 43 UNITS/ACRE = 4 UNITS
ALLOWED	= 2,000 SF/UNIT (MIN.)

D. LANDSCAPE CALCULATIONS

PROPOSED

REQUIRED LANDSCAPING: (25% OF LOT)	= 5,211 SF
PROVIDED:	= 5,248 SF
REQUIRED LANDSCAPING: (15% COMMON OPEN SPACE AREA)	= 121 SF
PROVIDED:	= 150 SF

E. OPEN SPACE CALCULATIONS

REQUIRED:	
COMMON OPEN SPACE	= 150 SF/UNI
PRIVATE OPEN SPACE	= 50 SF/UNI
TOTAL:	
COMMON OPEN SPACE	= 600 SF
PRIVATE OPEN SPACE	= 200 SF

PROVIDED:

COMMON OPEN SPACE = 813 SF PRIVATE OPEN SPACE = 0 SF

BUILDING AREA SUMMARY

A. PER ZONING CODE DEFINITION		
EXISTING FACILITY	=	4,146 SF
TINY HOMES	=	632 SF
TOTAL AREA	=	4,778 SF

B. PER BUILDING CODE DEFINITION

OTAL AREA	=	5.111 SI
INY HOMES	=	782 SI
XISTING FACILITY	=	4,329 SI

LEGAL DESCRIPTION:

Address	= 2244 NORTH BUENA VISTA STREET
	BURBANK, CA 91504
	- ,

Lot Area	= 20,843 SF (0.478 ACRES)
APN	= 2464-013-900
BOOK	= 2464
PAGE	= 013
PARCEL NO.	= 900

STATEMENT OF SCOPE OF WORK:

DEMOLISH TWO EXISTING PORTABLE BUILDINGS. UPGRADE AND REMODEL EXISTING BUILDING FOR OFFICE USE AND CONSTRUCT TWO NEW PORTABLE RESIDENTIAL BUILDINGS (A TOTAL OF 4 UNITS) AKA TINY HOMES. A MINIMUM OF 120 SF ALOTTED TO TINY HOMES USE FROM EXISTING BUILDING. ADD ON-SITE PARKING AND MODIFY HARDSCAPE TO FIT PARKING AND NEW TINY HOMES.

NEW TINY HOME #1 HEIGHT / STORY
NEW TINY HOME #1 AREA
PROPOSED OCCUPANCY

NEW TINY HOME #2 HEIGHT / STORY NEW TINY HOME #2 AREA PROPOSED OCCUPANCY

EXISTING BUILDING HEIGHT/STORY **EXISTING BUILDING AREA** PROPOSED OCCUPANCY

TOTAL BUILDING AREA

= 20,843/4 = 5,210 SF/ UNIT

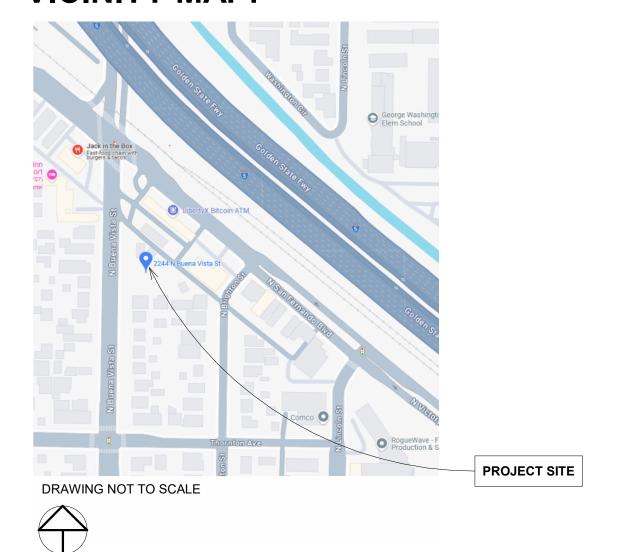
= 16' / ONE STORY = 415 SF = R-2

= 16' / ONE STORY = 415 SF = R-2

> = 17' / ONE STORY = 4,484 SF = A-3, S-2, R-2, B

= 5,314 SF (4,484 + 415 +415)

VICINITY MAP:



2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM

MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

CLIENT NAME:

CITY OF BURBANK

PROJECT NUMBER

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

2417

CONSULTANTS

REUSE

MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254 Phone: 213.239.9700

LANDSCAPE YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030 Phone: 323.258.5222

SD SET

8/10/2024

DRAWING TITLE: PROJECT INFORMATION

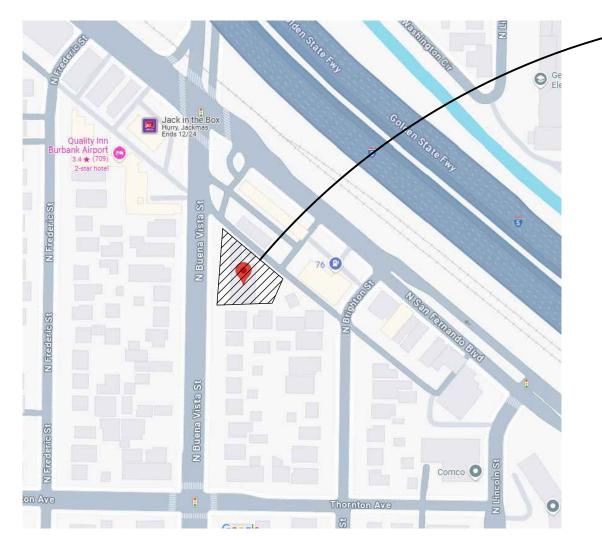
	PLAN CHECK SET	
Date		08/17/2024
Drawn by		SD, TD
Checked by		SD

G0.00

GENERAL

- 1. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", AND CITY OF BURBANK LOCAL ORDINANCES AS APPLICABLE.
- 2. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL ENGINEERING EXPLORATION.
- 3. EXISTING TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM A SURVEY DATED 23 JUNE, 2023 BY LEWIS CIVIL ENGINEERING.
- 4. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
- PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
- 6. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- 7. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- 8. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
- 9. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- 10. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
- 11. THE PROPOSED GRADE IS THE FINAL GRADE AND NOT THE ROUGH GRADE. THE CONTRACTOR SHALL SUBTRACT THE THICKNESS OF THE PAVED SECTION AND/OR LANDSCAPE TOPSOIL SECTION TO ARRIVE AT THE ROUGH GRADE ELEVATION.
- 12. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
- 13. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
- 14. ALL FILL SOILS OR SOILS DISTURBED OR OVEREXCAVATED DURING CONSTRUCTION SHALL BE COMPACTED PER THE REQUIREMENTS OF THE SOILS REPORT BUT NOT LESS THAN 90% MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557.
- 15. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
- 16. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 17. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
- 18. THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE DETAILS PROVIDED ON THESE PLANS.
- 19. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR. CONSTRUCTION STAKING SURVEYOR SHALL BE RESPONSIBLE FOR COORDINATION OF THESE PLANS WITH SOURCE DRAWINGS PREPARED BY ARCHITECT, LANDSCAPE ARCHITECT, STRUCTURAL ENGINEER, MEP CONSULTANT AND ANY OTHER DISCIPLINE PRIOR TO START OF STAKING AND CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED.
- 20. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
- 21. CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT (800–227–2600) PRIOR TO EXCAVATION.
- 22. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
- 23. ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
- 24. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
- 25. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING CONSTRUCTION OPERATIONS.
- 26. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF BURBANK FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- 27. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
- 28. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPRIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.

2244 N. BUENA VISTA ST. CIVIL PLANS



VICINITY MAP

NOT TO SCALE

SANITARY SEWER

DOMESTIC WATER

TELEPHONE

PERFORATED PIPE

POINT OF CONNECTION

COORDINATION POINT

CAP OR PLUG

UTILITY MANHOLE

UTILITY CLEANOUT

STORM DRAIN INLET

TRENCH DRAIN

FIRE HYDRANT

THRUST BLOCK

WATER VALVE

BACKFLOW ASSEMBLY

UTILITY METER VAULT

AREA DRAIN/PLANTER DRAIN

POST INDICATOR VALVE (PIV)

FIRE DEPARTMENT CONNECTION (FDC)

<u>SITE</u>

<u>LEGEND</u>

EROSION CONTROL

<u>GRADING</u>

——— GB———

CUT:

FILL:

NET (CUT/EXPORT):

EARTHWORK CALCULATION NOTES:

AND METHODS.

AND WORK.

REPLACEMENT.

CURB/BACK OF CURB/GUTTER

PROPERTY LINE/RIGHT OF WAY

LIMIT LINE OF EROSION CONTROL

RETAINING WALL/SITE WALL

CENTER LINE

TO BE DEMOLISHED

PROPERTY LINE

GRAVEL BAGS

——100—— PROPOSED MAJOR CONTOUR

FLOW LINE

RIDGE LINE

SAWCUT

EARTHEN SWALE

LIMITS OF GRADING

ESTIMATED EARTHWORK QUANTITIES

CHECKING AND PERMITTING PURPOSES ONLY.

GRADED SLOPE (HORIZONTAL:VERTICAL)

21 CUBIC YARDS

CUBIC YARDS

1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN

2. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES

3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION

4. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID

5. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE

FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL

FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.

AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS

1 CUBIC YARDS (CUT)

GRADING BENCH

GRADE BREAK LINE

DIRECTION OF FLOW

PROPOSED MINOR CONTOUR

ABBREVIATIONS ASSUMPTION

MINIMUM ASPHALTIC CONCRETE MANHOLE BEGIN CURVE RETURN NORTH BACK OF WALK NTS NOT TO SCALE **BLDG** BUILDING PLANTER AREA BENCH MARK POINT OF CONNECTION BOTTOM OF STAIRS POST INDICATOR VALVE BEST MANAGEMENT PRACTICES PCC POINT OF COMPOUND CURVE CATCH BASIN POINT OF REVERSE CURVE CAST IRON PRESSURE REDUCING VALVE CENTER LINE POLYVINYL CHLORIDE CMU CONCRETE MASONRY UNIT RADIUS CO CLEANOUT RCIP RECTANGULAR CAST IRON PIPE CONC PORTLAND CEMENT CONCRETE ROOF DRAIN CURB FACE RIGHT-OF-WAY DOMESTIC WATER SOUTH SLOPE EQUALS END CURVE RETURN STORM DRAIN EDGE OF GUTTER EL. OR ELEV ELEVATION SSMH SANITARY SEWER MANHOLE SANITARY SEWER ELEC ELECTRIC, ELECTRICAL STD STANDARD EX. OR EXIST. EXISTING SDMH STORM DRAIN MANHOLE FIRE DEPARTMENT CONNECTION FDC TOP OF CURB FINISHED FLOOR TEL TELEPHONE FINISHED GRADE (LANDSCAPE) TOP OF GRATE FS FINISHED SURFACE (HARDSCAPE) TOS TOP OF STAIRS FIRE HYDRANT TOP OF WALL FLOW LINE TOP OF STAIRS FOOT OR FEET TYPICAL FU FIXTURE UNITS TELEVISION FW FIRE WATER VERIFY IN FIELD GPM GALLONS PER MINUTE VAULT GV GATE VALVE VCP VITRIFIED CLAY PIPE HDPE HIGH DENSITY POLYETHYLENE WEST HIGH POINT WATER INVERT WATER METER LOW POINT WATER VALVE MAXIMUM

GEOTECHNICAL ENGINEER'S STATEMENT

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING EXPLORATION REPORT.

SIGNATURE DATE STAMP

LEGAL DESCRIPTIONS:

A PORTION OF LOT 139 AND ALL OF LOTS 121, 122, AND 123 OF TRACT NO. 4615 IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 91, PAGES 13 AND 14 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ARCHITECT:

FSY ARCHITECTS

42902 KNOX AVE, 2ND FLOOR

LOS ANGELES, CA 90039

TEL: 323.255.4343

APN: 2464-013-900

PROJECT DIRECTORY

OWNER: CITY OF BURBANK 150 N. THIRD ST. BURBANK, CA 91502

CIVIL ENGINEER:
LABIB FUNK + ASSOCIATES
FRANK LAROCCA
319 MAIN STREET
EL SEGUNDO, CA. 90254
TEL: 213.239.9700

STRUCTURAL ENGINEER:
LABIB FUNK + ASSOCIATES
319 MAIN STREET
EL SEGUNDO, CA 90254
TEL: 213.239.9700

SHEET INDEX

C.000 TITLE SHEET

C.100 EROSION CONTROL AND DEMOLITION PLAN

C.200 ROUGH GRADING PLANC.210 PRECISE GRADING PLANC.300 DRAINAGE PLAN

400 UTILITY PLAN

1-800-227-2600

CALL USA/SC FOR

UNDERGROUND LOCATING
48 HOURS BEFORE YOU
DIG!

DAYS BEFORE YOU DIG

IMPORTANT NOTICE

SECTION 4216/4217 OF THE GOVERNMENT CODE
REQUIRES A DIGALERT IDENTIFICATION NUMBER
BE ISSUED BEFORE A "PERMIT TO EXCAVATE"
WILL BE VALID. FOR YOUR DIGALERT I.D.
NUMBER CALL UNDERGROUND SERVICE ALERT
TOLL FREE 1-800-227-2600 TWO WORKING

2902 KNOX AVE, 2ND FLOOR
LOS ANGELES, CA 90039
TEL: 323.255.4343
FAX: 323.255.4848
WWW.FSYARCHITECTS.COM

MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.



PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

CLIENT NAME:

CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

2417

CONSULTANTS



319 MAIN ST. EL SEGUNDO, CA 90245 TEL: 213.239.9700

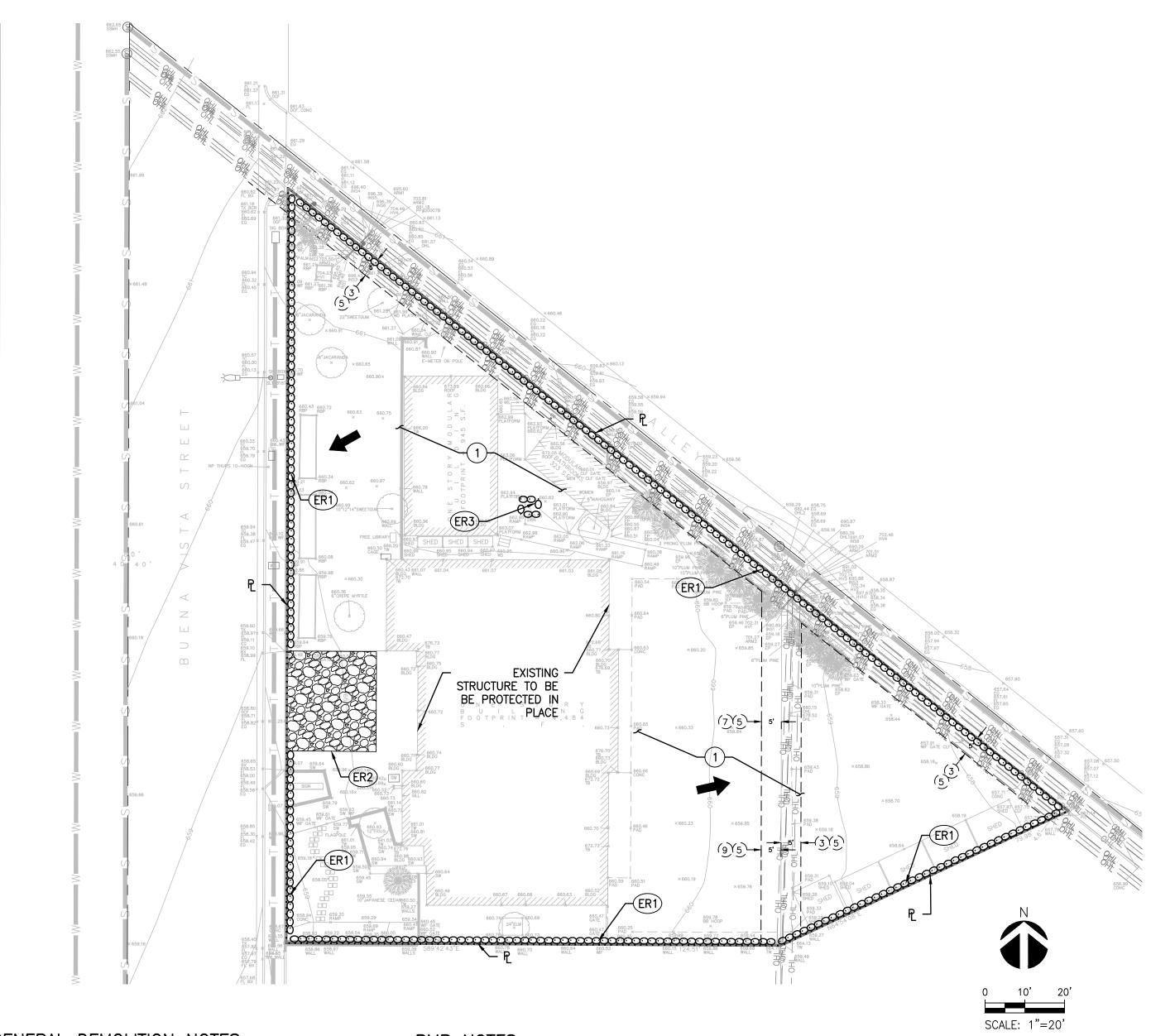
DRAWING TITLE:
TITLE SHEET

Checked by

Date

Scale

Drawn by



GENERAL DEMOLITION NOTES

- 1. CONTRACTOR TO CLEAR PROJECT SITE AREA WITHIN THE CONFINES OF THE DEMOLITION LIMIT LINE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL EXISTING UTILITIES, STRUCTURES, PLANTERS, TREES, AND ALL OTHER SITE FEATURES, UNLESS OTHERWISE NOTED ON THE PLAN.
- 2. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS AND SHALL PAY ALL FEES NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
- 5. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION
- 6. DAMAGE TO ANY EXISTING UTILITIES AND SERVICES TO REMAIN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
- 7. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PREVENT DEBRIS AND UNSUITABLE MATERIALS FROM ENTERING STORM DRAINS, SE4-CHECK DAM SANITARY SEWERS AND STREETS.
- 8. DUST CONTROL SHALL BE IMPLEMENTED DURING DEMOLITION.
- 9. DEMOLITION IS LIMITED TO WITHIN DEMOLITION LIMIT LINE UNLESS NOTED OTHERWISE.
- 10. THE CONTRACTOR SHALL VERIFY THE LOCATION AND QUANTITY OF EXISTING SURFACE STRUCTURES AND SHALL BE SOLELY RESPONSIBLE SE12-MAINUTACTURED LINEAR SEDIME FOR ANY UNIDENTIFIED UTILITIES, IMPROVEMENTS, TREES, ETC. TO BE SE14-BIOFILTER BAGS DEMOLISHED AND REMOVED WITHIN THE DEMOLITION LIMIT LINE, INCLUDING APPURTENANT FOUNDATIONS OR SUPPORTS.
- 11. DEMOLITION CALLOUTS IN THIS SECTION ARE REPRESENTATIVE OF WHAT IS TO BE DONE, NOT AN ITEMIZED ACCOUNTING FOR EACH PIPE, CATCH BASIN, MANHOLE, VAULT, ETC. THAT IS TO BE DEMOLISHED, REMOVED AND DISPOSED OF.

BMP NOTES

THE FOLLOWING BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JULY 2012, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS):

EROSION CONTROL

EC1-SCHEDULING

EC2-PRESERVATION OF EXISTING VEGETATION EC3-HYDRAULIC MULCH EC4-HYDROSEEDING EC5-SOIL BINDERS EC6-STRAW MULCH EC7-GEOTEXTILES AND MATS EC8-WOOD MULCHING EC9-EARTH DIKES AND DRAINAGE SWALES EC10-VELOCITY DISSIPATION DEVICES EC11-SLOPE DRAINS EC12-STREAMBANK STABILIZATION EC13-RESERVED EC14-COMPOST BLANKET EC15-SOIL PREPARATION/ROUGHENING EC16-NON-VEGETATIVE STABILIZATION

TEMPORARY SEDIMENT CONTROL

SE1-SILT FENCE SE2-SEDIMENT BASIN SE3-SEDIMENT TRAP SE5-FIBER ROLLS SE6-GRAVEL BAG BERM SE7-STREET SWEEPING AND VACUUMING SE8-SANDBAG BARRIER SE9-STRAW BALE BARRIER SE10-STORM DRAIN INLET PROTECTION SE11-ACTIVE TREATMENT SYSTEMS SE12-MANUFACTURED LINEAR SEDIMENT CONTROLS

EQUIPMENT TRACKING CONTROL

TC1-STABILIZED CONSTRUCTION ENTRANCE/EXIT TC2-STABILIZED CONSTRUCTION ROADWAY TC3-ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL

WE1-WIND EROSION CONTROL

NON-STORMWATER MANAGEMENT

NS1-WATER CONSERVATION PRACTICES NS2-DEWATERING OPERATIONS NS3-PAVING AND GRINDING OPERATIONS NS4-TEMPORARY STREAM CROSSING NS5-CLEAR WATER DIVERSION NS6-ILLICIT CONNECTION/DISCHARGE NS7-POTABLE WATER/IRRIGATION NS8-VEHICLE AND EQUIPMENT CLEANING NS9-VEHICLE AND EQUIPMENT FUELING NS10-VEHICLE AND EQUIPMENT MAINTENANCE NS11-PILE DRIVING OPERATIONS NS12-CONCRETE CURING NS13-CONCRETE FINISHING NS14-MATERIAL OVER WATER NS15-DEMOLITION ADJACENT TO WATER NS16-TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIALS

POLLUTION CONTROL WM1-MATERIAL DELIVERY AND STORAGE WM2-MATERIAL USE WM3-STOCKPILE MANAGEMENT WM4-SPILL PREVENTION AND CONTROL WM5-SOLID WASTE MANAGEMENT WM6-HAZARDOUS WASTE MANAGEMENT WM7-CONTAMINATED SOIL MANAGEMENT WM8-CONCRETE WASTE MANAGEMENT WM9-SANITARY/SEPTIC WASTE MANAGEMENT WM10-LIQUID WASTE MANAGEMENT

LEGEND

LIMIT LINE OF EROSION CONTROL OCCOCCOCCOCCO GRAVEL BAGS

DEMOLITION NOTES

REMOVE & DEMOLISH

(1) SEE GENERAL DEMOLITION NOTES HEREON

EROSION CONTROL NOTES

(ER1) PLACE GRAVEL BAG BARRIER PER DETAIL 1, HEREON.

DIRECTION OF FLOW

- (ER2) POSSIBLE STABILIZED CONSTRUCTION ENTRANCE LOCATIONS PER DETAIL 2, HEREON. CONTRACTOR TO LOCATE IN FIELD AS NECESSARY.
- (ER3) PLACE STORM DRAIN INLET PROTECTION PER DETAIL 3, HEREON.

DUST CONTROL NOTES

- 1. DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
- WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPRAY SYSTEM OR HOSES WITH NOZZLES THAT WILL INSURE A UNIFORM APPLICATION OF WATER.
- UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
- 4. ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
- 5. PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
- 6. PROVIDE FOR RAPID CLEAN-UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
- 7. LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING & EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.

EROSION CONTROL NOTES

PHONE NUMBER:

SECTION

> STORM DRAIN INLET PROTECTION DETAIL

₹ TO 3 GRAVEL (12"

FILTERED WATER

MIN. DEPTH)

- TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
- ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR
- WHEN THE INSPECTOR SO DIRECTS, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
- 4. STORM AND SEWER DRAIN TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH SANDBAGS.
- 5. EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 15).
- 6. SANDBAGS SHALL BE STOCKPILED ON SITE, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO
- 7. A "STANDBY EMERGENCY CREW" SHALL BE ALERTED BY THE PERMITTEE OR THE CONTRACTOR TO PERFORM EMERGENCY WORK DURING RAINSTORMS. THE PARTY TO BE CONTACTED IS: (TO BE FILLED IN BY CONTRACTOR)

WIRE MESH (\frac{1}{2}" OPENINGS)

WITH FILTER FABRIC ON TOP

OF GRAVEL BAGS (12" MINIMUM

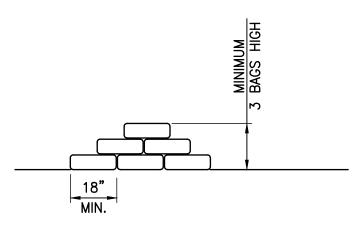
WIDTH & 12" MINIMUM HEIGHT)

DROP INLET W/ GRATE.

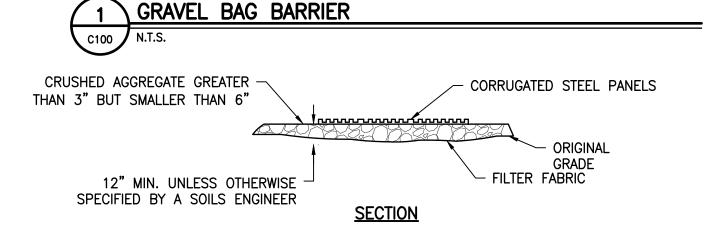
GRAVEL OVER ENTIRE WIRE

MESH WITH FILTER FABRIC

SIZED PER PLAN

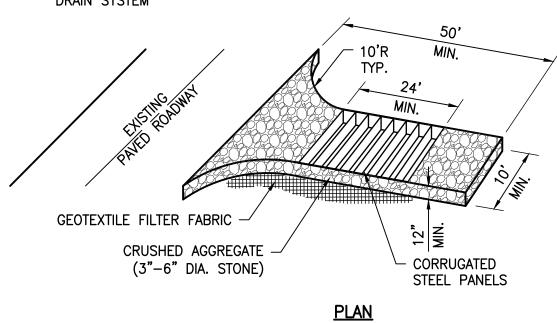


- 1. BAG MATERIAL: BAGS SHOULD BE WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MINIMUM UNIT WEIGHT OF 4 OUNCES/YD2, MULLEN BURST STRENGTH EXCEEDING 300 LB/IN2 IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D3786, AND ULTRAVIOLET STABILITY EXCEEDING 70% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D4355.
- BAG SIZE: EACH GRAVEL-FILLED BAG SHOULD HAVE A LENGTH OF 18 IN., WIDTH OF 12 IN., THICKNESS OF 3 IN., AND MASS OF APPROXIMATELY 33 LBS. BAG DIMENSIONS ARE NOMINAL, AND MAY VARY BASED ON LOCALLY AVAILABLE MATERIALS.
- 3. FILL MATERIAL: FILL MATERIAL SHALL BE 0.5 TO 1.0 INCH CRUSHED ROCK, CLEAN AND FREE OF CLAY, ORGANIC MATTER, AND OTHER DELETERIOUS MATERIAL, OR OTHER SUITABLE OPEN-GRADED, NON-COHESIVE, POROUS GRAVEL.
- 4. TURN THE ENDS OF GRAVEL BAG BARRIER UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND BARRIER.
- 5. USE PYRAMID APPROACH WHEN STACKING BAGS.



STREET MAINTENANCE NOTES

- 1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
- 2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
- 3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM



NOTES:

- 1. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
- 2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
- 3. IF A WASH RACK IS INCLUDED, A SEDIMENT TRAP OF SOME KIND MUST ALSO BE PROVIDED TO COLLECT WASH WATER RUNOFF.
- 4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.



1. PLACE WIRE MESH OVER AND 1' (MINIMUM) BEYOND THE INLET STRUCTURE. (MESH OPENINGS NOT TO EXCEED 1 x 1 WIRE)

- 2. PLACE FILTER FABRIC OVER WIRE MESH.
- 3. PLACE $\frac{3}{4}$ " TO 3" GRAVEL OVER THE WIRE MESH WITH FILTER FABRIC (12" MINIMUM DEPTH OVER THE ENTIRE INLET OPENING).
- 4. BAG MATERIAL: BAGS SHOULD BE WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MINIMUM UNIT WEIGHT OF 4 OUNCES/YD2, MULLEN BURST STRENGTH EXCEEDING 300 LB/IN2 IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION D3786, AND ULTRAVIOLET STABILITY EXCEEDING 70% IN CONFORMANCE WITH THE REQUIREMENTS IN ASTM DESIGNATION - 2 BAGS HIGH AND STAGGERED ROWS D4355.
 - BAG SIZE: EACH GRAVEL-FILLED BAG SHOULD HAVE A LENGTH OF 18 IN., WIDTH OF 12 IN., THICKNESS OF 3 IN., AND MASS OF APPROXIMATELY 33 LBS. BAG DIMENSIONS ARE NOMINAL, AND MAY VARY BASED ON LOCALLY AVAILABLE MATERIALS.
 - 6. FILL MATERIAL: FILL MATERIAL SHALL BE 0.5 TO 1.0 INCH CRUSHED ROCK, CLEAN AND FREE OF CLAY, ORGANIC MATTER, AND OTHER DELETERIOUS MATERIAL, OR OTHER SUITABLE OPEN-GRADED, NON-COHESIVE, POROUS GRAVEL.
 - 7. USE PYRAMID APPROACH WHEN STACKING BAGS.
 - 8. LEAVE GAP OF ONE BAG ON TOP ROW TO SERVE AS SPILLWAY



LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM

2902 KNOX AVE, 2ND FLOOR

MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.



HOME AGAIN LOS ANGELES PROPERTY REUSE

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

CLIENT NAME: CLIENT ADDRESS: CITY OF BURBANK 150 N. THIRD STREET BURBANK, CA 91502

CONSULTANTS



EL SEGUNDO, CA 90245 TEL: 213.239.9700

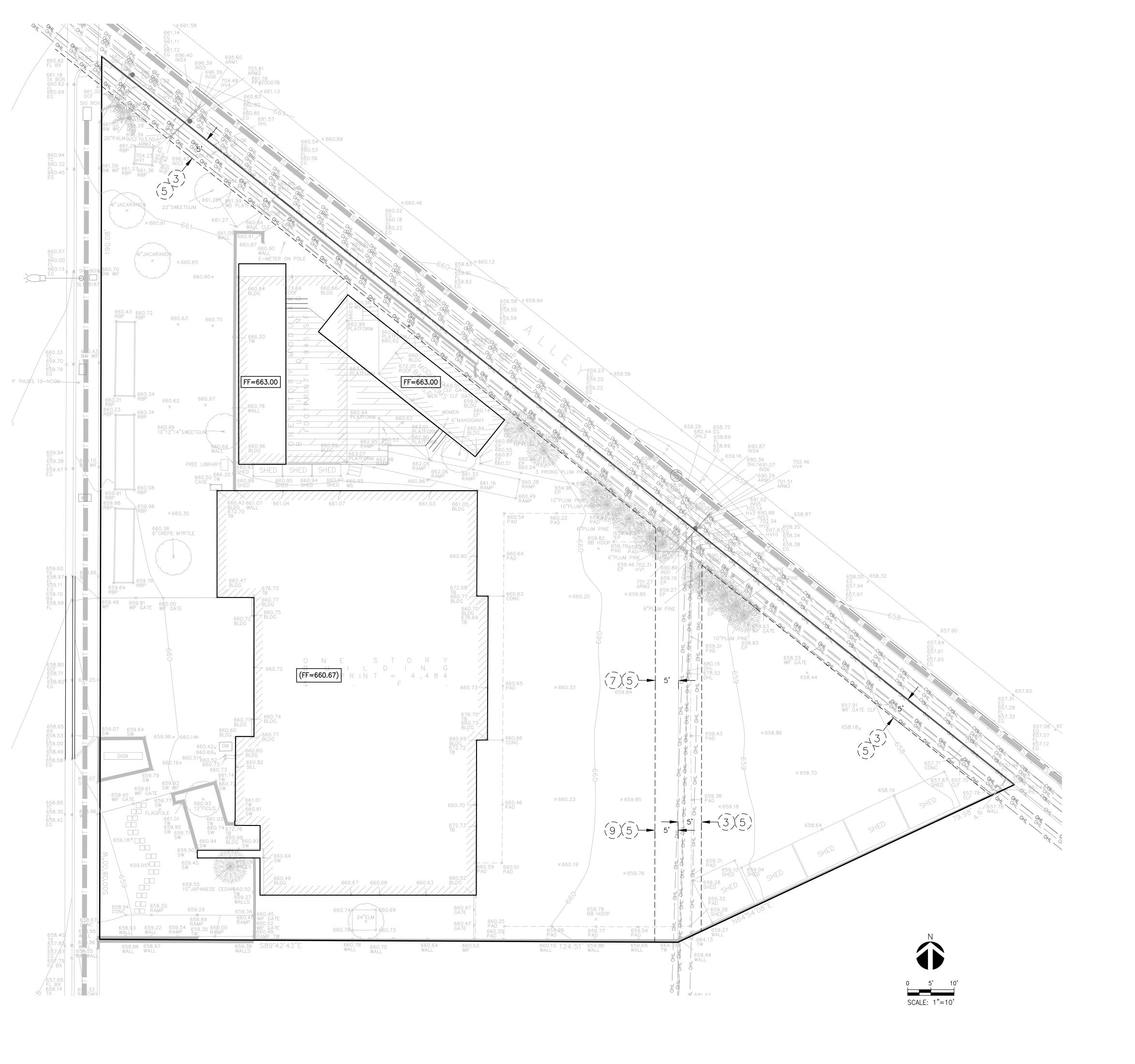
2417

DRAWING TITLE: **EROSION CONTROL PLAN**

Drawn by

Checked by

C1.00



2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.



PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

CLIENT NAME:

CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

2417

CONSULTANTS

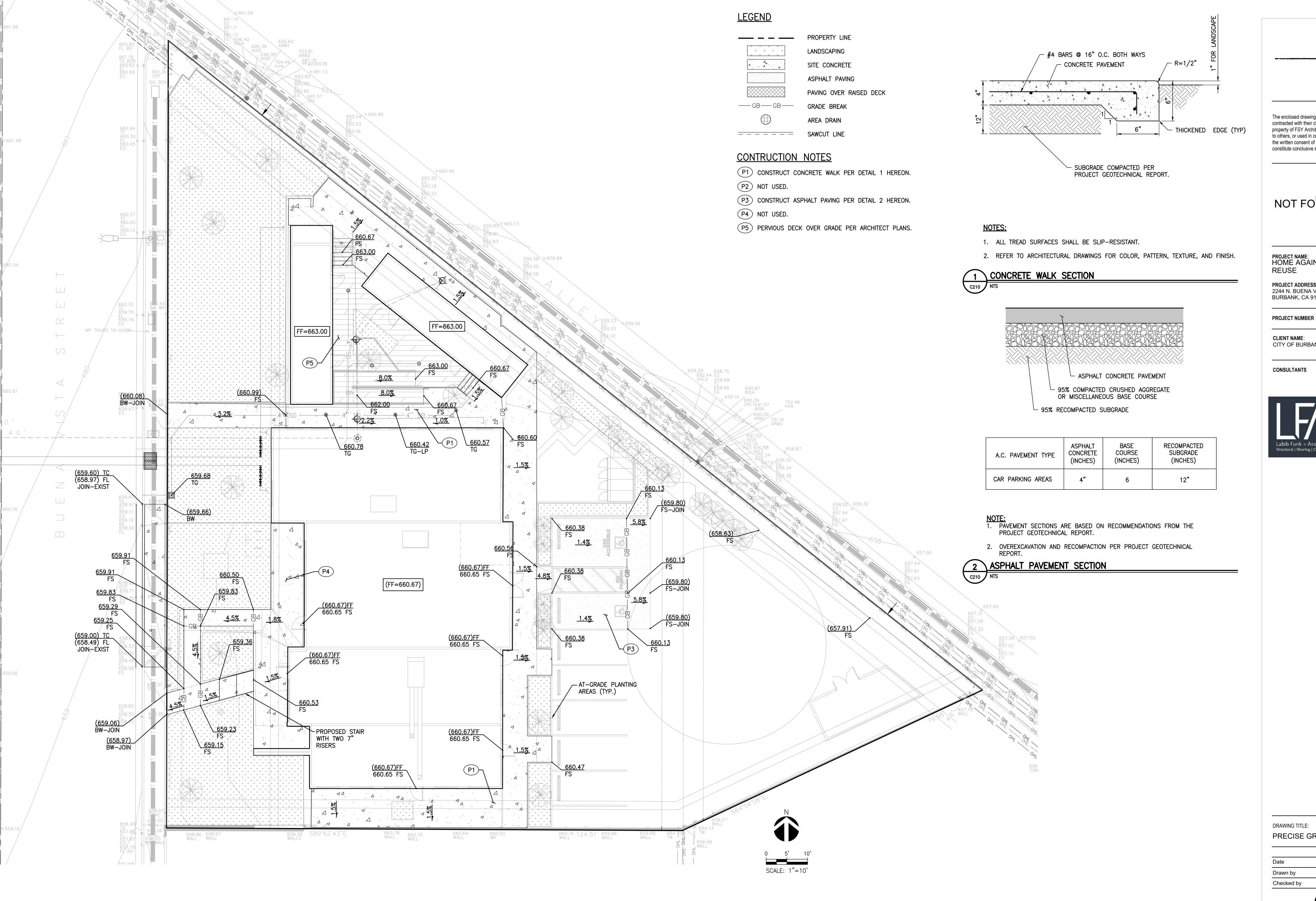


EL SEGUNDO, CA 90245 TEL: 213.239.9700

DRAWING TITLE: ROUGH GRADING PLAN

Drawn by
Checked by

C2.00



2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.



PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

CLIENT NAME: CITY OF BURBANK

150 N. THIRD STREET BURBANK, CA 91502

CLIENT ADDRESS:

CONSULTANTS



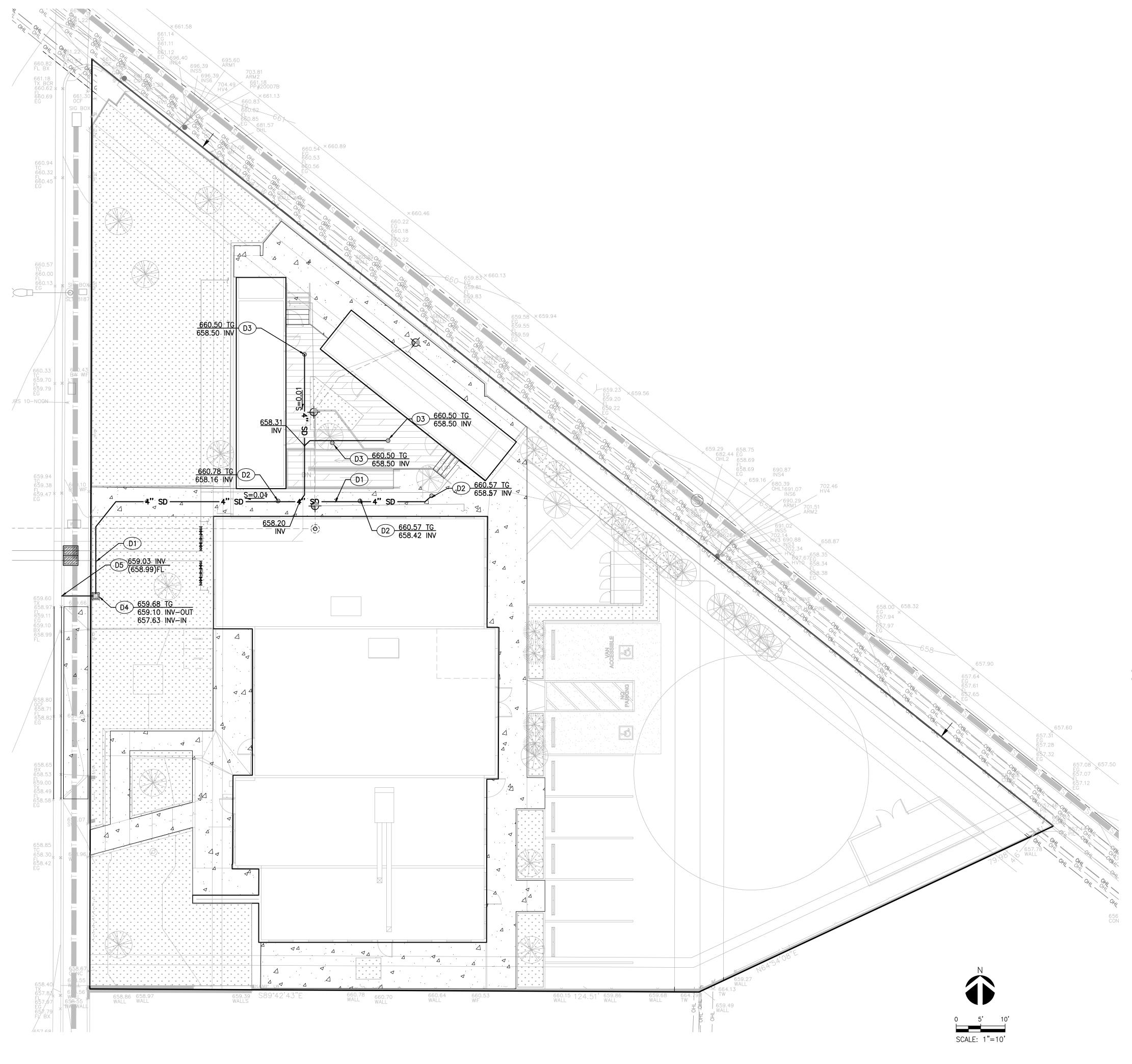
EL SEGUNDO, CA 90245 TEL: 213.239.9700

2417

DRAWING TITLE: PRECISE GRADING PLAN

Drawn by Checked by

C2.10



<u>LEGEND</u>

PROPERTY LINE

LANDSCAPING

SITE CONCRETE

ASPHALT PAVING

PAVING OVER RAISED DECK

AREA DRAIN

CONTRUCTION NOTES

D1 INSTALL PVC, SDR 35 STORM DRAIN PIPE. SLOPE = 1% MIN.

D2 INSTALL HEELPROOF, ADA-COMPLIANT 6" AREA DRAIN BY NDS PRODUCTS OR APPROVED EQUAL.

D3 INSTALL PLANTER DRAIN BELOW DECK BY NDS PRODUCTS OR APPROVED EQUAL.

D4 INSTALL BUBBLER CATCH BASIN PER DETAIL 1 THIS SHEET HEREON.

D5) INSTALL CURB DRAIN PER APWA STANDARD PLAN 150-3.

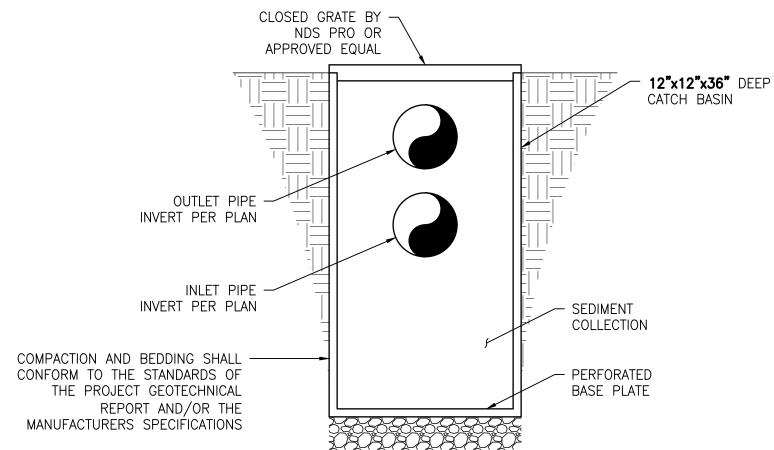
LID CALCULATION

IMPERVIOUS AREA

CONCRETE PAVING = 2,766 SF MODULAR BUILDINGS = 878 SF ASPHALT PAVEMENT = 777 SF

TOTAL IMPERVIOUS AREA = 4,421 SF

4,421 SF < 5,000 SF, THEREFORE LID NOT REQUIRED





2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.



PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

CLIENT NAME: CITY OF BURBANK CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

2417

CONSULTANTS



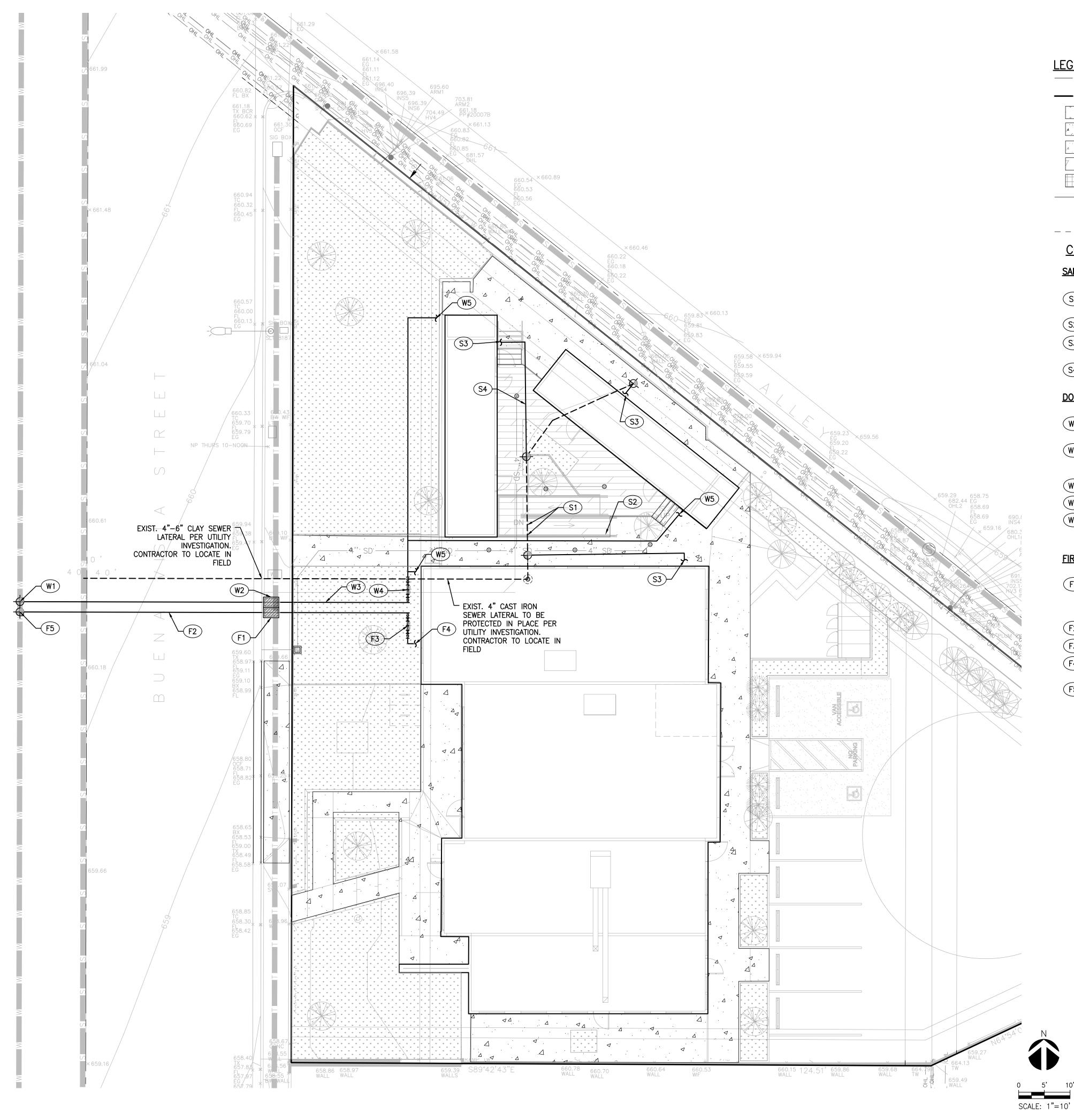
319 MAIN ST. EL SEGUNDO, CA 90245 TEL: 213.239.9700

DRAINAGE/LID PLAN

Date

Drawn by
Checked by

C3.00



<u>LEGEND</u>

PRE-DEDICATION PROPERTY LINE

PROPERTY LINE

LANDSCAPE AREA PER LANDSCAPE PLANS

SITE CONCRETE

SIDEWALK PAVING

DECOMPOSED GRANITE PER LANDSCAPE PLAN

PAVING OVER STRUCTURAL DECK

GRADE BREAK

AREA DRAIN ---- SAWCUT LINE

CONSTRUCTION NOTES

SANITARY SEWER

- S1 CONNECT TO EXISTING SEWER LATERAL. CONTRACTOR TO LOCATE IN FIELD.
- S2 4" SCHEDULE 40 PVC SEWER PIPE. 2% MIN. SLOPE.
- S3 BUILDING POINT OF CONNECTION 5 FEET FROM BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
- S4) 3" SCHEDULE 40 PVC SEWER PIPE. 2% MIN. SLOPE.

DOMESTIC WATER

- W1 CONTRACTOR TO ORDER AND COORDINATE NEW DOMESTIE WATER SERVICE CONNECTION FROM BURBANK WATER AND POWER.
- (W2) 2" DOMESTIC WATER METER VAULT. INSTALLATION BY BURBANK WATER AND POWER. SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION WITH LOCAL PROVIDER.
- (W3) 2" SCHEDULE 40 PVC DOMESTIC WATER PIPE.
- (W4) 2" USC APPROVED REDUCED PRESSURE BACKFLOW PREVENTION DEVICE.
- W5) POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.

FIRE WATER

- (F1) X" FIRE WATER METER VAULT. INSTALLATION BY BURBANK WATER AND POWER. SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR TO COORDINATE WATER SERVICE CONNECTION WITH LOCAL PROVIDER. SIZE TO BE CONFIRMED WITH FIRE SPRINKLER PLANS
- F2 X" C-900 PVC FIRE WATER PIPE.
- (F3) X" USC APPROVED REDUCED PRESSURE BACKFLOW PREVENTION DEVICE.
- POINT OF CONNECTION 5 FEET FROM BUILDING FACE. SEE PLUMBING DRAWINGS FOR CONTINUATION.
- CONTRACTOR TO ORDER AND COORDINATE NEW FIRE WATER SERVICE CONNECTION FROM BURBANK WATER AND POWER.

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.



PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

CLIENT NAME:

CLIENT ADDRESS: CITY OF BURBANK 150 N. THIRD STREET

BURBANK, CA 91502

CONSULTANTS



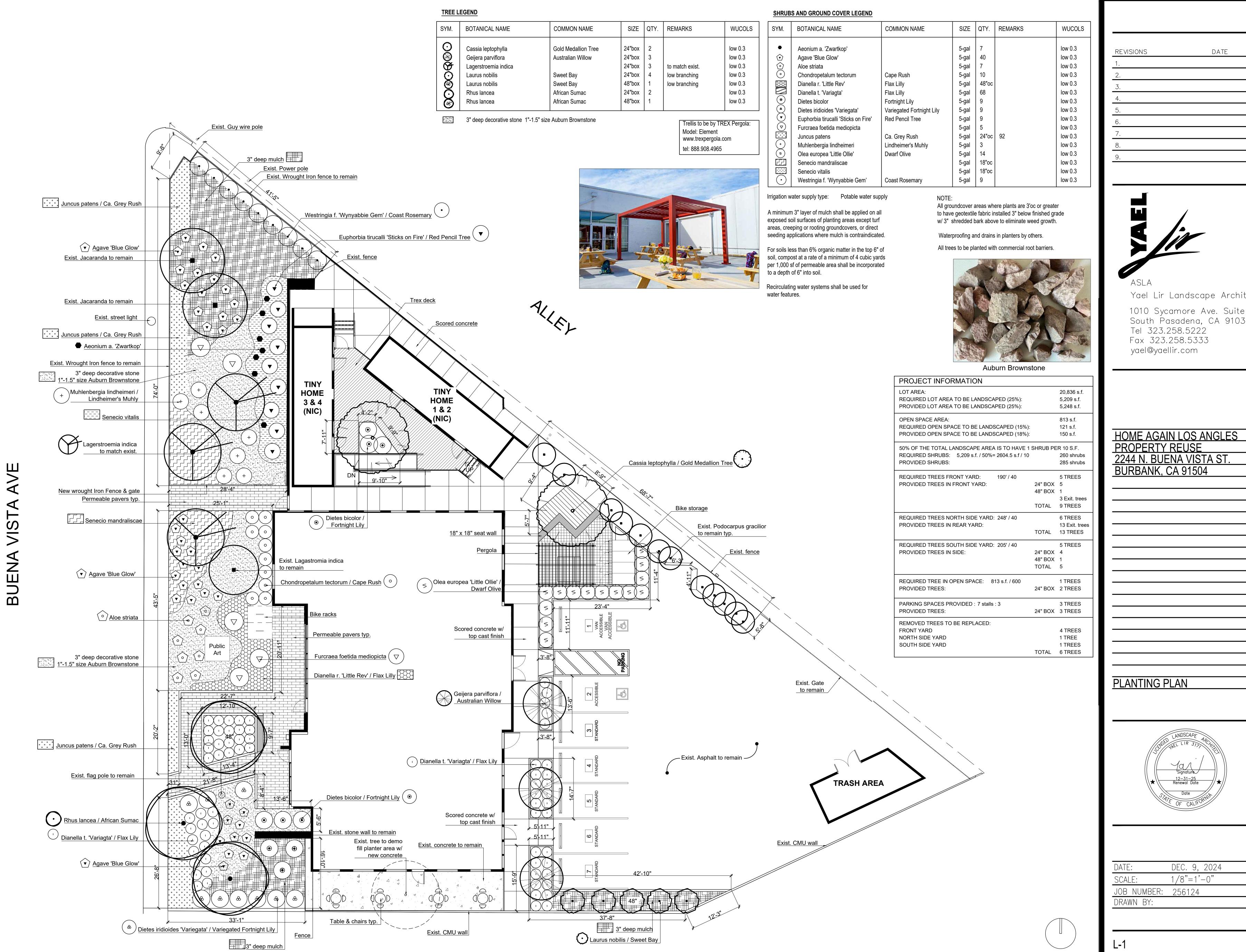
EL SEGUNDO, CA 90245 TEL: 213.239.9700

2417

DRAWING TITLE: UTILITY PLAN

Drawn by Checked by

C4.00



Yael Lir Landscape Architects

1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030





Dianella t. 'Variagta' / Flax Lily



'Variegata' / Variegated Fortnight Lily

DEC. 9, 2024 1/8"=1'-0" JOB NUMBER: 256124

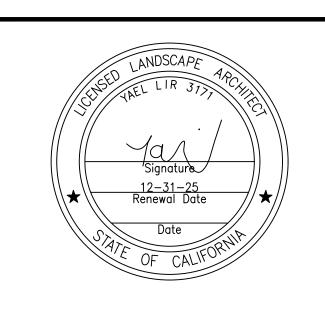
Yael Lir Landscape Architects

1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030 Tel 323.258.5222 Fax 323.258.5333 yael@yaellir.com

HOME AGAIN LOS ANGLES PROPERTY REUSE 2244 N. BUENA VISTA ST. BURBANK, CA 91504

Westringia f. 'Smokey' / Coast Rosemary

PLANT PHOTOS



DRAWN BY:

ARREVIATIONS

ABBREVIATIONS		
ABV. ABOVE A/C. AIR CONDITIONING A.C. TILE ACOUSTICAL CEILING	L.——	LENGTH LAMINATE LAVATORY POUNDS LEFT HAND LIGHT
A/C. AIR CONDITIONING A C TILE ACQUISTICAL CELLING	LAM.	LAMINATE
ACOUS. ACOUSTICAL ACOUSTICAL ADD. ADDENDUM	LBS.	POUNDS
ADD. ADDENDUM	L.H	LEFT HAND
ADJUST. ADJUSTABLE		
ADJ. ADJACENT ADJUST. ADJUSTABLE A.F.F. ABOVE FINISH FLOOR	MAINT.	MAINTENANCE MASONRY MATERIAL
ALUMINUM	MAS.	MASONRY MATERIAL
APPROX. APPROXIMATE ARCH. ARCHITECTURAL	MAX.	MATERIAL MAXIMUM MECHANICAL
ARCHITECTURAL	MECH.	MECHANICAL
BD BOARD	MFR. MIN	MECHANICAL MANUFACTURER MINIMUM MISCELLANEOUS MILLWORK MASONRY OPENING
BLDG. BUILDING	MISC.	MISCELLANEOUS
BD. BOARD BLDG. BUILDING BLK. BLOCK BLKG. BLOCKING BOT. BOTTOM BTWN. BETWEEN	MLWK.	MILLWORK
BOT. BOTTOM	M.O.	MASONRY OPENING MODIFICATION
BTWN. BETWEEN	MTD.	MASONRY OPENING MODIFICATION MOUNTED METAL MULLION MILLWORK
	MTL.	METAL
CAB. C.B. CORNER BEAD CEM. CEMENT CL. CENTER LINE CLG. CEILING CLOS. CLOSET CLR. CLEAR OPEN. CONCRETE MASONIDY UNIT	MWK.	MILLWORK
CEM. CEMENT		
CL. CENTER LINE	N. (N)	NORTH NEW NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
CLOS. CLOSET	N.I.C.	NOT IN CONTRACT
CLR. CLEAR	NO.	NUMBER
C.M.U. CONCRETE MASONRY UNIT	NOM. NTS	NOMINAL NOT TO SCALE
COL. COLUMN		ON CENTER
COL. — COLUMN CONC. — CONCRETE CONN. — CONNECTION	0.0	OUTCIDE DIAMETED
CONCT	OFF.	OFFICE OPENING OPPOSITE
CONT. CONTINUOUS	OPNG.	OPENING
CORR CORRIDOR		
CPT. CARPET	PERIM.	PERIMETER PROPERTY LINE
CONSTRUCTION CONT. CONTINUOUS CONTR. CONTRACTOR CORR. CORRIDOR CPT. CARPET C.T. CERAMIC TILE CTR. CENTER CW COLD WATER	PL.	PROPERTY LINE
CW COLD WATER	PLAM. PLAS.	PLASTIC LAMINATE PLASTER
	PLT.	PLATE
D DEEP	PLUMB.	PLUMBING
DED. DEDICATED	PNL.	PANEL
DEPARTMENT	PR	PAIR
DETAIL DE DRINKING FOLINTAIN	PROJ.	PROPERTY LINE PLASTIC LAMINATE PLASTER PLATE PLUMBING PLYWOOD PANEL PAIR PROJECTION PAINT PARTITION PAVING
DIA. DIAMETER	PTN.	PARTITION
DIAG. DIAGONAL	PVG.	PAVING
DIM. DIMENSION DN. DOWN	R	RISER
DR. DOOR	RAD.	RADIUS
D.S.P. DRY STAND PIPE	RD.	ROOF DRAIN
DWG. DRAWING	REFR.	REFRIDGERATOR
D DEEP DBL. DOUBLE DED. DEDICATED DEPT. DEPARTMENT DET. DETAIL D.F. DRINKING FOUNTAIN DIA. DIAMETER DIAG. DIAGONAL DIM. DIMENSION DN. DOWN DR. DOOR D.S.P. DRY STAND PIPE DTL. DETAIL DWG. DRAWING DWR. DORAWER	REINF.	REINFORCED
E. EAST	REQ'D.	REQUIRED RESILIENT
E. EAST EA. EACH E.F. EXHAUST FAN ELEV. ELEVATION ELEC. ELECTRIC EL. ELEVATOR EQ. EQUAL (E) EXISTING EXP. EXPANSION EXP'D. EXPOSED EXT. EXTERIOR	R.H.	RISER RADIUS ROOF DRAIN REFERENCE REFRIDGERATOR REINFORCED REQUIRED RESILIENT RIGHT HAND RAIL(ING) ROOM ROUGH OPENING
E.F. EXHAUST FAN	RL.	RAIL(ING)
ELEVATION ELECTRIC	R.O.	ROUGH OPENING
EL. ELEVATOR		SOUTH SOLID CORE SCHEDULE SECTION SEPARATE SQUARE FEET SHEET SIMILAR SPECIFICATION SQUARE SQUARE FEET STAINLESS STEEL STATION STANDARD STAGGERED STAGGERED STEEK STAINLESS STEEL STORAGE STRUCTURAL SYUSPENDED SYMMETRICAL
EQ. EQUAL	S.	SOUTH SOUD CORE
EXP. EXPANSION	SCHED.	SCHEDULE
EXPOSED EXTERIOR	SECT.	SECTION
EXTERIOR	SF.	SQUARE FEET
F.D. — FLOOR DRAIN F.E. — FINISHED END	SHT.	SHEET
	SIM. SPEC	SIMILAR SPECIFICATION
F.F. FINISH FLOOR	SQ.	SQUARE
FIN. FINISH	SQ. FT.	SQUARE FEET
FLR. FLOOR	STA.	STAINLESS STELL STATION STANDARD
FLUOR. FLUORESCENT	STG'D.	STAGGERED
F.O.C. FACE OF CONCRETE F.O.E. FACE OF FINISH	STL. S STI	STAINI ESS STEFI
F.O.M. FACE OF MASONRY	STOR.	STORAGE
F.O.S. FACE OF STUD	STRUCT.	STRUCTURAL
FT. FOOT OR FEET	SYM.	SYMMETRICAL
FULL SIZE	_	
F.E.C. FIRE EXTINGUISHER CABINET F.F. FINISH FLOOR FIN. FINISH FIXT. FIXTURE FLR. FLOOR FLUOR. FLUORESCENT F.O.C. FACE OF CONCRETE F.O.F. FACE OF FINISH F.O.M. FACE OF MASONRY F.O.S. FACE OF STUD F.S. FLOOR SINK FT. FOOT OR FEET FULL. FULL SIZE FURN. FURRING	TEL.	TELEPHONE
	TEMP.	TEMPRED
GALLON GALLOR	T&B.	TOP & BOTTOM
GALV. — GALVANIZED	TH.	THICK
GAL. GALLON GA. GAUGE GALV. GALVANIZED GRD. GRADE G.C. GENERAL CONTRACTOR	T.O.W.	TREAD TELEPHONE TEMPRED TOP & BOTTOM TONGUE AND GROOVE THICK TOP OF WALL TELEVISION TYPICAL
G.C. GENERAL CONTRACTOR G.F.I GROUND FAULT INTERRUPT	TYP	TELEVISION TYPICAL
G.F.I. GROUND FAULT INTERRUPT GL. GLASS GRND. GROUND GR. GRADE		
GRND. GROUND	U.F.A.S.—	UNIF. ACCESSIBLITY STANDARDS
G.W.B. GYPSUM WALLBOARD	UNF.	UNIF. ACCESSIBLITY STANDARDS UNDERWRITERS LABORATORY UNFINISHED UNLESS OTHERWISE NOTED
	U.O.N.	UNLESS OTHERWISE NOTED
H. HIGH H.C. HOLLOW CORE HDWD. HARDWOOD	UNIF.	UNDERSIDE UNIFORM
HDWD. HARDWOOD		
HDWE. HARDWARE	V	VOLTS VINYI COMPOSTION THE
HDWD. HARDWOOD HDWE. HARDWARE H.M. HOLLOW METAL HORIZ. HORIZONTAL HR. HOUR HT. HEIGHT	VERT.	VOLTS VINYL COMPOSTION TILE VERTICAL VERSTIBULE VERIFY IN FIELD
HR. HOUR	VEST.	VERSTIBULE
HI.————————————————————————————————————		
HW. HOT WATER	-W	WEST, WIDE WIDTH WATER CLOSET WOOD
ID INSIDE DIAMETED	·W/	WIDTH
I.D. ———————————————————————————————————	WD.	WOOD
INCL ————INCLUDE(D) INCLUDING	W.H.	WATER HEATER
INSUL. INSULATION INT. INTERIOR	-wv.i. -W/O.	WROUGHT IRON WITHOUT WATERPROOF WATER RESISTANT WEIGHT WATERPROOF
	WP.	WATERPROOF
JAN. JANITOR JT. JOINT	WT.	WATER RESISTANT WEIGHT
	WTR-PRF.	WATERPROOF
KIT. — KITCHEN		

SYM
WALL TY
, , , , , , , , , , , , , , , , , , ,
SPACE ID Room name 150 SF
DOOR & V
GRADE R 000.00'
F.F.E. 000.
REFEREN
(1) (A101)
1 A101
1 A101 S
4 A101
3
?
0
E
(###)

MBO	L LEGEND	DRAW	ING INDEX
> /		PROJECT I	NFORMATION
L TYPES		G0.00	PROJECT INFORMATION
	DEMOLISHED WALL	CIVIL	
	EXISTING WALL	C.000	TITLE SHEET
<u> </u>	NEW WALL	C.100	EROSION CONTROL AND DEMOLITION PLAN
	CONCRETE WALL	C.200	ROUGH GRADING PLAN
*****	MASONRY WALL	C.210 C.300	PRECISE GRADING PLAN DRAINAGE PLAN
	MASONRY WALL	C.300 C.400	UTILITY PLAN
<u>E IDENTIF</u>	<u>ICATION</u>	LANDSCAP	
ame ——— F ———	ROOM NUMBER ROOM AREA	L-1	PLANTING PLAN
]		L-2	PLANT PHOTOS
	MOBILITY UNITS	ARCHITECT	TURAL - GENERAL
	COMMUNICATION UNITS	G0.01	DWG INDEX & SYMBOL LEGEND
	COMMUNICATION UNITS	G0.10	GENERAL NOTES
& WINDO	W IDENTIFICATION	G0.11	GENERAL NOTES
<u>u mino</u>		G0.15	GENERAL NOTES (CITY OF BURBANK)
	DOOR TAG	G0.16 G3.01	GENERAL NOTES (CITY OF BURBANK) CODE ANALYSIS
	WINDOW TAG	G3.01 G4.50	SIGNAGE DETAILS
REFERE	ENCES	G4.50 G4.51	ACCESSIBILITY DETAILS
00'			ACCESSIBILITY DETAILS
<u> </u>	ELEVATION MARK (SPOT)	ARCHITECT	
00.00'	ELEVATION MARK	A0.05	DEMOLITION PLAN
	(FINISH FLOOR)	A1.00	SITE PLAN
<u>ENCES</u>		A2.01	GROUND FLOOR PLAN
SIM		A2.11	ROOF PLAN
	— DETAIL / SHEET NUMBER	A2.21	GROUND FLOOR REFLECTED CEILING PLAN
$\langle \gamma - \rangle$		A3.01	ENLARGED PLANS - RAMP & TRASH ENCLOSURE
	— BLOW UP	A3.02	ENLARGED PLANS - RAISED DECK
SIM		A3.11	ENLARGED PLANS / ELEVATIONS - KITCHEN / BATHROOM
— —	BLDG. SECTION NUMBER	A3.12	ENLARGED PLANS / ELEVATIONS - LAUNDRY RM.
	AND SHEET	A4.10 A4.20	ELEVATIONS - SITE ELEVATIONS - BLDG
SIM		A4.20 A4.50	BUILDING SECTIONS
) —	DETAIL REFERENCE NUMBER AND SHEET	A5.21	ARCHITECTURAL DETAILS - WALL TYPES & SECTIONS
		A5.41	ARCHITECTURAL DETAILS - INTERIOR
	INTERIOR ELEVATION #	A5.60	ARCHITECTURAL DETAILS - WINDOWS
	SHEET#	A5.62	ARCHITECTURAL DETAILS - STOREFRONTS
/ 2	022. ,,	A5.63	ARCHITECTURAL DETAILS - DOORS
		A6.02	PROJECT SCHEDULES - WINDOW
	MATERIAL LEGEND	A6.11	PROJECT SCHEDULES - DOORS
	NUMBER ON SAME	A6.21	PROJECT SCHEDULES - STOREFRONT
	SHEET	STRUCTUR	
	KEYNOTE TAG ON SAME SHEET	S0.01A	,
\		S0.02A	GENERAL NOTES (MAIN BUILDING)
)	STRUCTURAL GRID LINES	S0.11A	COLD FORMED STEEL TYPICAL DETAILS
/			COLD-FORMED STEEL TYPICAL DETAILS TYPICAL DETAILS
		_	ROOF FRAMING PLAN (MAIN BUILDING)
		MECHANIC	· · · · · · · · · · · · · · · · · · ·
> —	EXIT SIGN	MO.01	MECHANICAL GENERAL NOTES, SYMBOLS LENGEND & SHEET INDEX
·	EQUIPMENT TAG	M0.02	MECHANICAL SCHEDULES
		M0.03	MECHANICAL CALCULATIONS
		M1.00	MECHANICAL SITE PLAN
		M2.01	MECHANICAL FLOOR PLAN
		M2.02	MECHANICAL ROOF PLAN
		M5.01	MECHANICAL DETAILS
		EN1	TITLE 24 COMPLIANCE FORMS - SHEET ONE
		EN2	TITLE 24 COMPLIANCE FORMS - SHEET TWO
		ELECTRICA	
		E0.01	ELECTRICACL GENERAL NOTES, SYMBOLS LENGEND & SHEET INDEX
		E0.02	ELECTRICAL SCHEDULES & CALCULATIONS
		F1 00	ELECTRICAL SITE PLAN

E1.00 ELECTRICAL SITE PLAN

E2.01 ELECTRICAL FLOOR PLAN

E2.02 ELECTRICAL ROOF PLAN

E5.01 ELECTRICAL DETAILS

P0.03 PLUMBING CALCULATIONS

P1.00 PLUMBING SITE PLAN

P2.01 PLUMBING FLOOR PLAN

P2.02 PLUMBING ROOF PLAN

INDEX

PLUMBING

E1.01 ELECTRICAL SITE LIGHTING PLAN

E4.01 ELECTRICAL SINGLE LINE DIAGRAM

P0.02A PLUMBING SCHEDULES - SHEET ONE

P0.02B PLUMBING SCHEDULES - SHEET TWO

P4.01 PLUMBING RISER DIAGRAM - SHEET ONE P4.02 PLUMBING RISER DIAGRAM - SHEET TWO

P5.01 PLUMBING DETAILS - SHEET ONE P5.02 PLUMBING DETAILS - SHEET TWO

E4.02 ELECTRICAL PANEL SCHEDULES

E1.03 ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN

TITLE 24 COMPLIANCE FORMS - SHEET THREE

P0.01 PLUMBING GENERAL NOTES, SYMBOLS LENGEND & SHEET

EN4 TITLE 24 COMPLIANCE FORMS - SHEET FOUR

LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

2902 KNOX AVE, 2ND FLOOR

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

CLIENT NAME:

CONSULTANTS

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

2417

CITY OF BURBANK

MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd.

Torrance, CA 90503 Phone: 310.464.8404 CIVIL / STRUCTURAL

LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254 Phone: 213.239.9700

LANDSCAPE YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030

SD SET

DRAWING TITLE:

Checked by

Scale

8/10/2024

DWG INDEX & SYMBOL LEGEND

PLAN CHECK SET Date 08/17/2024 SD, TD Drawn by

As indicated

SD

PART 2 - GENERAL NOTES

1 Tactile exit signs shall be required at the following location (cbc 1013.4) see elec. Dwgs.

a) "Exit sign at each grade-level exterior door.

b) Each exit door that leads directly to a grade-level exterior exit by means of a stairway or ramp shall be identified by a tactile exit sign with the following words as appropriate c) "Exit route" at each exit door that leads directly to a grade-level exterior exit by means of an exit

enclosure or an exit passageway. d) "Exit route" at each exit access door from an interior room or area to a corridor or hallway. e) "To exit" at each exit door through a horizontal exit

2 Exit signs shall be illuminated at all times (cbc 1013.5)

3 Exit signs illuminated by an external source shall have an intensity of not less than 5-foot candles (54 lux) (cbc 1013.5)

4 Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 90 min. In case of primary power loss (1013.5-1013.6.3).

5 Provide a sign at each floor landing in an interior exit stairway and ramp connecting >3 stories designating the floor level, the terminus of the top and bottom and the identification of the stairway or ramp. The signage shall also state the story of, and the direction to, the exit discharge and availability of roof access for the fire department. The sign shall be located 5' above floor landing (cbc 1023.9)

6 Exit sings shall be internally or externally illuminated (cbc 1013.3)

7 Electrically powered, self-luminous and photoluminescent exit signs shall be listed and labeled in accordance with UL 924 and shall be installed in accordance with the manufacturer's instructions and Chapter 27. Exit signs shall be illuminated at all times.

8 Exit signs shall also be connected to an emergency electrical system provided from storage batteries unit equipment or an on-site generator set, and the system shall be installed in accordance with the electrical code. For high rise buildings, see section 403.

9 The face of an exit sign illuminated from an external source shall have an intensity of 25-foot candles 10 Provide two-way communication at the landing serving each elevator or bank of elevators above or

below the level of exit discharge (cbc 1009.8)

11 In case of primary power loss, the sign illumination means shall be connected to an emergency power system for a duration of not <90 minutes (cbc 1013.6.3)

H GENERAL NOTES - GRADING 1 All grading slopes shall be planted and sprinklered (2016 cbc 7012.1)

2 Standard 12" high berm is required at top of all graded slopes (2016 cbc 7013.3)

3 No fill to be placed, until the city grading inspector has inspected and approved the bottom excavation 4 Man-made fill shall be compacted to a minimum relative compaction of 90% max, dry density within 40 feet below finish grade and 93% of max. Dry density deeper than 40 feet below finish grade, unless a lower relative compaction (not less than 90% of mac dry density) is justified by the soils engineer

5 Temporary erosion control to be installed between october 1 and april 15. Obtain grading inspector's department of public works approval of proposed procedures [>200 cy] (2016 cbc 7007.1)

6 All paved entrances shall be sloped away for drainage @ 2% max.

I GENERAL NOTES - MECHANICAL, ELECTRICAL, PLUMBING

1 All downspouts and roof runoff shall drain to stormwater device. See civil drawings.

2 Locks shall be installed on all publicly accessible exterior faucets and hose bibs

3 Waste piping shall be arranged t permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms was basins to be used for a future graywater irrigation system

4 Hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives or shall comply with either los angeles plumbing code section 610.4.1.2 or 610.4.1.3 (see plumbing drawings for more info)

5 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.

6 Piping prone to corrosion shall be protected in accordance with section 313.0 of the los angeles plumbing code (see plumbing drawings)

7 All exhaust fans shall be energy star compliant and be ducted to terminate to the outside of the building. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control sensor (see mechanical drawings for more information)

8 Building to provide a 20% reduction in building's "water use baseline" as established in table 5.303.2.2

9 New plumbing fixtures and fittings shall not exceed the maximum allowable flow rates specified in

section 5.303.3 of the 2017 lagbc. 10 Water used in the building for water closets, urinals, floor drains, and process cooling and heating shall

come from city recycle water if available for use within 200 feet of the property line 11 The construction shall not restrict a five-foot clear and uninstructed access to any water or power distribution facilities (power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc) or to the location of the hook-up.

12 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. Separate plumbing permit required

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

GENERAL NOTES - VERY HIGH FIRE HAZARD SEVERITY ZONE

1 Based on city maps, project is located within a very high fire hazard severity zone (vhfhsz). It shall comply with requirements of materials, systems & construction methods of chapter 7a and chapter 72. Building shall comply with the following material specifications:

a) Class a roof covering is required for all buildings. Wood shakes and shingles not permitted (7207.4,

b) Valley flashings shall be not less than 0.01y inch (0.48 mm) (no. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch wide (914 mm) underlayment consisting of one layer of no. 72 astm cap sheet running the full length of the valley (705a.3) c) Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the

d) (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" inch (6mm) openings or its equivalent. Vents shall not be installed in eaves and cornices (706a.1, 706a.2, 706a.3, 7207.3)

e) 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.5.5) f) Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction of shall provide protection from the intrusion of flames and embers in accordance with sfm 12-7a-1 (707a.3.1) g) Exterior wall coverings shall extend from the top of the 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 (704.3.1) h) Exterior windows, window walls, glazed 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 tot he performance requirements of sfm 12-7a-2 (708a.2.1) i) Exterior door assemblies shall conform to the performance requirements of standard sfm 12-7a-1 or

shall be approved noncombustible constriction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 13 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)

j) 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 section 709a.3. k) 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 with construction as required for exterior walls (707a.8, 7207.1) I) 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 m) No trellis is permitted within 10 feet of the primary structure. n) 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 2017-023)

PART 2 - GENERAL NOTES

7 In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following area for a duration of not <90 mins. Emergency lighting facilities shall be arranged to provide initial illumination that is not less than an average of 1 footcandle and a min at any point of .1 footcandle (1008.3-5) A) Aisles, corridors, exit access stairways and ramps

B) Interior and exterior stairways and ramps. C) Exit passageways D) Vestibules and areas on the level of discharge used for exit discharge.

E) Electrical equipment rooms. F) Fire command centers, fire pump rooms.

G) Generator rooms H) Public restrooms > 300 sf

8 Doors serving room or space with an occupant load >49 shall provide a panic or fire exit hardware (cbc

9 All exit doors shall comply with section 1010-1010.1: A) Dear width of each door opening shall be minimum 32" or per section 1005.1, whichever is greater

B) Minimum door height of 6'-8". C) Shall be capable of opening 90 degrees. D) The maximum width of a swinging door leaf shall be 48" nominal

E) Exit door shall be provided or side-hinged swinging type (1010.1.2) 10 Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above

the finished floor 11 Means of egress must have a clear ceiling height of 7'- 6" (cbc 1003.2)

11 Egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort and comply with CBC 1010.1.9. See 1008.1.8.3 for exceptions

12 All stairways shall be built of materials consistent with the types permitted for the type of construction of the building, except that wood handrails shall be permitted for all types of constriction (cbc 1011.7)

13 The exit path shall be identified by exit signs conforming to the requirements of section 1013. Exit signs

indicate the direction of egress travel. No point shall be more than 100 feet from the nearest visible

shall be readily visible from any direction of approach. Exit signs shall be located as necessary to clearly

sign (cbc 1013) C GENERAL NOTES - BUILDING ENVELOPE

1 Each pane of safety glazing installed in hazardous locations shall be identified by a manufacturer's designation specifying who applied the designation, the manufacturer or installer and the safety glazing standard. The following shall be considered specific hazardous locations for the purposed of safety glazing. Glazing in: Section 2406

b) Fixed and sliding panels of sliding door assemblies and panels in sliding and bi-fold closet door assemblies.

c) Storm doors. d) Unframed swinging doors.

e) Doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers. f) Fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within 24 inches (610 mm) arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches (1525 mm) above the walking surface. Read code

g) Fixed or operable panel, other than described in items e and f, which meets all of the following conditions (read code for exception with special installation).

i. Exposed area of an individual pane greater than 9 square feet (0.84 m2) ii. Exposed bottom edge less than 18 inches (457 mm) above the floor.

iii. Exposed top edge greater than 36 inches (914 mm) above the floor.

iv. One or more walking surfaces within 36 inches (914 mm) horizontally of the plane of the glazing h) Guards and railings regardless of area or height above a walking surface. Included are structural baluster panels and nonstructural in-fill panels. Walls and fences enclosing indoor and outdoor swimming pools and spas where all of the following conditions are present

i.The bottom edge of the glazing is less than 60 inches (1525 mm) above a walking surface on the pool or spa side of the glazing. ii. The glazing is within 60 inches (1525 mm) of a swimming pool or spa water's edge. iii. Adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface; when

surface(read code for exception with special installation). i) Adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread (read code for exception with special installation).

the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking

D GENERAL NOTES - FIRE PROTECTION SYSTEM

1 BUILDING AND GARAGE TO BE FOUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. COMPLYING WITH (NFPA-13). THE SPRINKLER SYSTEM SHALL BE APPROVED BY THE PLUMBING DIVISION PRIOR TO INSTALLATION (LAFC 903.2).

2 AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AT THE TOP OF RUBBISH AND LINEN CHUTE AND IN THEIR TERMINAL ROOMS. CHUTE SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT ALTERNATE FLOORS AND AT THE LOWEST INTAKE (LAFC 903.2.11.2)

3 PROVIDE A STANDPIPE SYSTEM PER 905.03 LAFC 4 PROVIDE A STANDPIPE HOSE CONNECTION AT THE LANDING OF EACH FLOOR STAIRWAY

PER 905.04 LAFC 5 PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED (LAFC 906.1)

6 BUILDING TO BE EQUIPPED W/ APPROVED FIRE ALARM SYSTEM & SMOKE ALARM SYSTEM. BOTH SHALL BE IN ACCORDANCE WITH LAFC 907.2.1-907.2.23 & SHALL COMPLY WITH NFPA

7 FIRE LANE ACCESS REQUIRED. OBTAIN CLEARANCE FROM THE HYDRANTS AND ACCESS UNIT OF THE FIRE DEPARTMENT LAMC 57.09.03

8 BUILDING SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE

LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS 9 BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72

(907.2.9, 907.5.2.3.3, 907.5.2.3.4) E GENERAL NOTES - BUILDING CODES

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

construction delays and/or additional expenses 2 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) (includes commercial additions and ti work over \$10,000.) Separate plumbing permit is required.

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

adapted for low water consumption. 4 Unit skylights shall be labeled by a la city approved labeling agency name, product designation and

proformance grade rating (research report not required). 2405.5 5 Water heaters must be strapped to a wall (section 507.3, upc)

6 Provide anti-graffiti finish at the first 9 feet, measured from grade, at exterior walls and doors. Lamc

7 Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with section 1205.2 or shall be provided with artificial light that is adequate to provide an average illumination of 10 foot-candles over the area of the room at a height of 30 inches above the floor level. (1205.1 and 1205.3)

8 Shower compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, nonabsorbent surface to height not less than 72 inches above the drain inlet (section 1210.2.3). Use of water-resistant gyosum backing board shall be as staed in section 2509.3

9 A copy of the evaluation report and/or conditions of the listing shall be made available at the job site 10 The construction shall not be within ten feet of any power lines-whether or not the lines are located on

F GENERAL NOTES - FIRE RESISTANT RATED CONSTRUCTION

1 Penetrations in a fire-rated wall shall be protected by an approved fire stop material in accordance with section 714.1.3

a) Steel, copper or ferrous pipes or conduits may penetrate concrete or masonry walls where the penetrating item is a maximum 6-inch diameter and the area of the opening through the wall does not exceed 144 square inches b) Membrane penetrations of maximum 2-hour fire resistance rated wall and partitions by steel electrical outlet boxes not exceeding 16 square inches for any 100 square feet of wall area, outlet boxes on opposite sides of walls or partitions must be separated by a horizontal distance of 24 inches (714.3.2) c) Where walls are penetrated by other materials or where larger openings are required than permitted in (b) above, they must be qualified by tests conducted in accordance with section (714.3.1.1)

PART 1 - SECURITY REQUIREMENTS

4 Every door in a security opening for an apartment house shall be provided with a light bulb (60 watt min.) At a maximum height of 8 feet on the exterior. (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. (91.6709.5, 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, and S occupancies). (6709.2)

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 The use of a locking system which consists of a deadlocking latch operated by a doorknob and a deadbolt operated by a nonremovable thumb turn which is independent of the deadlocking latch and which must be separately operated, shall not be considered as a system which requires special knowledge or effort when used in dwelling units. The door knob and the thumb turn which operates the deadbolt shall not be separated by more than 8 inches.

9 Wood panel type doors must have panels at least 9/16 in. thick with shaped portions not less than 1/4 in. thick and individual panels must be no more than 300 sq. in. in area. Mullions shall be considered a part of adjacent panels except mullions not over 18 inches long may have an overall width of not less than 2 inches. Stiles and rails shall be of solid lumberin thickness with overall dimensions of not less than 1 3/8 inches and 3 inches in width. (91.6709.1 item 2)

10 Sliding doors shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing of the moving panel in the closed or partially open position. (6710)

11 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 12 Metal or wooden overhead or sliding doors shall be secured with a cylinder lock, padlock with a min.

9/32" diameter hardened steel shackle and bolted, hardened steel hasps, metal slide board, bolt or equivalent device unless secured electrically operated. (6711)

13 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 dooror is otherwise accessible to gripping tools. (6712) 14 In B, F, M, and S occupancies, panes of glazing with at leastone dimension greater than 5 in. but less

than 48 in, shall be constructed of tempered or approved burglary-resistant material or protected with

metal bars or grilles (6714) 15 Glazed openings within 40" of the doorlock when the doorls in the closed position, shall be fully tempered glass or approved burglary resistant material, or shall be protected by metal bars, screens or grills 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) 16 Louvered windows shall be protected by metal bars or grills with openings that have at least one dimension of 6" orless, which are constructed to preclude human entry. (6715.3)

17 Other openable windows shall be provided with substantial locking devices. In B, F, M and S occupancies, such devices shall be glide bars, bolts, cross-bars, and/or padlocks with minimum 9/32" hardenedsteel shackles and bolted, hardenedsteelhasps. (6715.2)

18 Sliding windows shall be provided with a device in the upper channel of the moving panel to prohibit

raising and removing of the moving panel in the closed or partially open position. 6715.1 19 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.

20 Any release for metal bars, grills, 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, grills, grates or similar devices that exceeds two inches in any dimension. (91.6715.4)

21 All other openings must be protected by metal bars or grilles with openings of not less than 6 inches in one dimension. (91.6716)

PART 1 - CONSUMER INFORMATION

To ensure that existence of adaptable features will be known to the occupant of a unit, the following consumer information shall be noted in plaque and installed in unit.

1 Notification that the dwelling unit is equipped to have a visual emergency alarm installed 2 Instructions for removing cabinets and bases, installing a visual emergency alarm system, and installing

grab bars are available at the Managers Office. 3 Notification that the dwelling unit has been designed in accordance with this Uniform Federal Accessibility Standards.

PART 2 - GENERAL NOTES

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. 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 An approved permanent, and resilient acoustical sealant shall be provided along the joint between the

floor and the separation walls. Floor-ceiling assemblies shall be sealed, lined or insulated 3 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. (1207.8) 4 Metal ventilating and conditioned air ducts located in sound assemblies shall be lined. (Exception: Ducts

serving only exitways, kitchen cooking facilities, and bathrooms need not be lined). Mineral fiber insulation shall be installed in joist spaces whenever a plumbing piping, or duct 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" beyond the pipe or duct. This requirement is not applicable to fire sprinkler pipe, gas line or electrical conduit.

6 Electrical outlet boxes in opposite faces of separation walls shall be separated horizontally by 24" and note that back and sides of boxes will be sealed with 1/8" resilient sealant and backed by a minimum of 2" thick mineral fiber insulation. (TV, telephone and intercom outlets must be installed in boxes accordingly.)

7 The entrance doors to residential units from interior corridors are required to have a minimum STC rating of 26. (Laminated 1 3/8" solid-core doors with resilient stops and gaskets or 18 gauge insulated steel slab doors with compression seals all around, including thresholds will meet this requirement).

Wall mounted lavatories and toilets are not permitted in sound rated partitions.

9 Electrical panels are not permitted in sound rated partitions.

B GENERAL NOTES - MEANS OF EGRESS

2 Means of egress serving a room or space shall be illuminated at all times that the room or space is

occupied. The illumination level shall not be <1 footcandle at the walking surface. (cbc 1008.2) 3 The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. The means of egress illumination level shall not be less

than 1foot-candle at the walking surface. (1006.1) 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, an emergency electrical system shall automatically illuminate the following areas:

a. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means

b. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits. c. Exterior egress components at other than the level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits d. Interior exit discharge elements, as permitted in Section 1027.1, in buildings required to have two or

e. Exterior landings, as required by Section 1008.1.6, for exit discharge doorways in buildings required to have two or more exits.

5 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. The installation of the emergency power system shall be in accordance with section 2702 (cbc 1008.3)

Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (11 lux) and a minimum at any point of 0.1 foot-candle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 foot candle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded (1008.3)

GENERAL NOTES

NOT WITHSTANDING THE ORDER OF THE PRECEDENCE PROVISIONS SET FORTH IN THE GENERAL CONDITIONS, IN THE EVENT OF CONFLICT BETWEEN ANY CONTRACT DOCUMENTS, THE PROVISION PLACING A MORE STRINGENT REQUIREMENT OR GREATER BURDEN ON THE CONTRACTOR OR REQUIRING THE GREATER QUANTITY OR HIGHER QUALITY MATERIAL OR WORKMANSHIP SHALL PREVAIL UNLESS OTHERWISE NOTED BY THE OWNER OR ARCHITECT.

THE CONTRACTOR AND HIS SUBS SHALL COMPLY WITH ALL PRODUCT MANUFACTURER'S RECOMMENDATIONS, INSTALLATION METHODS AND DETAILS, WHICH ARE HEREBY MADE PART OF THE CONTRACT DOCUMENTS. ANY CONFLICTS MUST IMMEDIATELY BE BROUGHT TO THE NOTICE OF THE ARCHITECTS AND OWNER PRIOR TO CONSTRUCTION AND / OR INSTALLATION.

PART 1 - GENERAL REQUIREMENTS

1 The contract includes all labor necessary to produce the construction required by the contract

documents, and all labor, materials, equipment incorporated in the construction. 2 By executing the contract or entering upon the site and commencing of work, the contractor represents that he has visited the site, familiarized himself with the conditions andlaws, codes and governmental agency regulations under which the work is to be performed, and correlated his observations with the requirements of the contract documents and accepts the site "AS IS."

3 The contract documents are complementary and what is required by one shall be binding as if required by all. The intention of the documents is to include all labor, materials, equipment and other items necessary for the proper execution ad completion of the work. It is not intended that work not covered under any heading, section branch, class or trade of general notes or specifications shall be supplied unless it is required elsewhere in the contract documents or is reasonably inferable therefore as being necessary to produce the intended results. Words which have well known technical or trade meanings are used herein in accordance with such recognized meanings.

4 The organization of the specifications into divisions, sections and articles, and the arrangement of drawings shall not control the contractor in dividing the work among subcontractors or in establishing the extent of work to be performed by any trade.

5 The requirements of AIA DOCUMENT A201 - general conditions of the contract for construction is a part of the specification the same and published herein as part 2 of section 00800 of this division

6 Modification to the general conditions and supplementary conditions as required by statutory (regulatory) agencies shall form a part of the contract. 7 The contractor shall conform to the codes and requirements of the City of Los Angeles and other

regulatory agencies 8 WHERE CONFLICT OCCURS ON DRAWINGS THE ENTIRE SET OF MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND ARCHITECTURAL PLANS MUST BE CONSIDERED FOR ITS

RESOLUTION AND MAY NOT BE CONSIDERED AS AN EXTRA WORK FOR THE CONTRACTOR. 9 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. 43 Provide ultra flush water closets for all new construction. Existing shower heads and toilets must be

adapted for low water consumption. 10 Contractors & subcontractor shall verify all dimensions and conditions at the site prior to proceeding with the various parts of the work. Any errors omissions or discrepancies shall be brought to the attention of

11 Work shall conform to the requirements of the 2010 edition of the State of California Building Code (California Code of Regulations, Title 24, Part 2) based on the 2006 international building code, and of all other legally constituted regulating agencies and authorities having jurisdiction. 12 Details or notes shown on one drawing shall have the same effect as if shown on all drawings. Specific

notes and details take precedence over general notes and typical details. 13 Work shall conform to the bet practices of the trades involved in this project

14 Contractor shall provide temporary erection bracing and shoring as required for structural stability during all phases of the work. 15 The contractor shall immediately notify the architect of any discrepancy or omission before proceeding

16 Contractor shall continuously maintain adequate protection of all his work from damage and shall protect the owner's property from injury or loss arising in connection with his work. 17 Contractor shall do all cutting, fitting or patching of his work that may be required to make its several parts come together properly and fit it to receive or be received by work of other contractors shown upon

or reasonably implied by the drawings and specifications for the completed structure, and he shall make

good after them as the architect may direct

18 Do not scale drawings. 19 All dimensions for new work are from face of stud. All dimensions to existing walls are to face of the

20 Details and conditions not drawn are similar or identical to those which are. Architect shall provide clarification drawings as necessary when requested 21 Contractor shall perform all required work and all repair of damages on and off property (sidewalk, curb, gutter, street, etc.) Occurring as a result of construction procedures, processes, etc., which shall be done

according to governing regulations, specifications, etc. Repair work shall match and be consistent with

22 Prior to the issuance of a building permit, the applicant shall have evidence of current workmen's compensation insurance coverage.

23 Excavations adjacent to a public way require public works approval prior to issuance of a building permit. 35 Contractor shall furnish and maintain toilet facilities during construction.

the architect and general contractor before construction begings.

37 Stairways shall be max 7" rise and min. 11"run with min 6'-8' vertical headroom. Handrails shall be 34" high above nosing of tread. 38 Maximum accessible sill height for windows in sleeping rooms is 44"

24 Contractor shall coordinate with all other trades of related sections prior to placement of their materials. 25 Any deviations from the contract documents which are necessitated by field conditions shall be brought

36 Provide a minimum 44" clear width to public way at all required exit paths.

to the attention of the ARCHITECT. 26 Typical details shall apply where no specific details of sections are given 27 It shall be the responsibility of the contractor to supervise all cutting and patching of finished work

already installed, if made necessary by errors, changes, or other reasons; all replacement work shall match original surfaces. 28 Contractor shall provide galvanic isolation between dissimilar metals.

29 All addenda, change orders, bulletins, and notices, if any issued later, shall be considered as part of the 30 In the event there are found discrepancies or ambiguities in or omissions from the drawings, or should

there be doubt as to their meaning or intent, the architect shall be notified, in order to provide a written

waterproof. All flashing, counterflashing and coping when of metal shall meet the gauges specified, but

31 Where factory primed items occur such as grilles, diffusers, metal trim and accessories, etc, paint to match the adjacent surface or as specified as directed by the architect.

32 All exterior openings exposed to the weather shall be flashed in such a manner as to make them

not less than 24 GA. Galvanized. 33 Provide access panels for mechanical, electrical, & plumbing equipment as indicated on drawings. Review locations with ARCHITECT prior to starting work. Panel finishes shall be selected by the 34 An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the down stream side of

gas piping." (Per Ordinance 170,158) (Includes Commercial additions and TI work over \$10,000.) Separate plumbing permit is required.

39 Water heaters must be strapped to a wall (Sec. 507.3, UPC) 40 Provide anti-graffiti finish at the first 9 feet, measured from grade, at exterior walls and doors. (6306) 41 Provide backing to provide adequate support for fixtures, cabinets, bathroom accessories, hardware,

the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel

and other equipment suspended from ceilings or mounted on walls. 42 Ducts and vents to be sealed during construction. 48-hour preoccupancy flush to be conducted at the

PART 1 - 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

2 Screens, barricades, or fences made of a material which would preclude human climbing shall be

similar structures. (6707) 3 Wood flush-type doors shall be 1 3/8" thick minimum with solid core construction. 91.6709.1 - Door stops of in-swinging doors shall be of one-piece construction with the jamb or joined by rabbet to the jamb.

provided at every portion of every roof, balcony, or similar surface which is within 8 ft. of the utility pole or

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

HOME AGAIN LOS ANGELES PROPERTY

REUSE PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET,

PROJECT NUMBER

CLIENT NAME:

BURBANK, CA 91504

CLIENT ADDRESS: 150 N. THIRD STREET

BURBANK, CA 91502

2417

CONSULTANTS

CITY OF BURBANK

MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd. Torrance, CA 90503

Phone: 310.464.8404

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254

Phone: 213.239.9700

LANDSCAPE YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030

DRAWING TITLE: **GENERAL NOTES**

Date

Drawn by

Checked by

PLAN CHECK SET

Scale

SD

08/17/2024

SD, TD

GREEN BUILDING CODES

- The flow rates for all plumbing fixtures shall comply with the maximum flow rates specified in Section
- 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. (CGBC 2013,
- Installed automatic irrigation system controllers are weather- or soil-based controllers. (CGBC 2013,
- 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)
- Project with new landscape areas of 500 suare feet or more are subject to the 2015 Model Water Efficient Landscape Ordinance (MWELO). Refer to the MWELO supplemental corretion sheet for additional comments. (4.304.1)
- Building on site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use.
- For one- and two- family dwellings, any permanently installed outdoor in-ground swimming pool or spa shall be equipped with a cover having a manual or power-operated reel system. For irregular shaped pools where it is infeasible to cover 100 percent of the pool due to its irregular shape, a minimum of 80 percent of the pool shall be covered.
- For sites with over 500 square feet of landscape area, waste piping shall be arranged to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system
- Water used in the building for water closets, urinals, floor drains, and process cooling and heating shall come from city-recycle water if available for use within 200 feet of the property line.
- Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater shall be developed and constructed if the groundwater will not be discharged to the sewer.
- The hot water system shall not allow more than 0.6 gallons of water to be deliverd to any fixture before hot water arrives or shall comply with either Los Angeles Plumbing Code Section 610.4.1.2 or 610.4.1.3. MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
- 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 corrision shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (LAGBC 2019, 4.406.1)
- Provide flashing details for roof valleys, arouind windows and doors and at chimey to roof intersections on the building plans. (LAGBC 2019, 4.407.3)
- Materials delivered to the construction site shall be protected from rain or other sources of moisture. (LAGBC 2019, 4.407.4)
- Construction waste shall be reduced in accordance with LAMC Section 66.32 et seq. Construction waste to be handled by a City of Los Angeles certified hauler; source separated on site (LAGBC 2019, 4.408.1)
- 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 the final inspection. (LAGBC 2019, 4.410.1)
- Form GRN16 and an operation and maintainance 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.
- All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (CGBC 2013, 4.504.1)
- Wood burning fireplaces and other wood burning devices are prohibited. (AQMD Rule 445) 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. (CGBC 2013, 4.504.2.1-4.504.2.3)
 - 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. (CGBC 2013, 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: (CGBC 2013, 4.504.3).
 - 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

by a humidity control. (CGBC 2013, 4.507.2)

- iv. Scientific Certifications Systems Indoor Advantage™ Gold c) All new carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. (CGBC 2013, 4.504.3.1)
- d) 80% of the total area receiving resilient flooring shall comply with one or more of the following: i. VOC emission limits defined in the CHPS High Performance Products Database
- ii. Products compliant with the CHPS criteria certified under the Greenguard Children & Schools program iii. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program iv. Meet the California Department of Public Health's Specification 01350. (CGBC 2013, 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. (CGBC 2013, 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. (CGBC 2013, 4.504.5.1) g) New 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. h) Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall
- i) The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Nabuak J-2004, ÁNSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (CGBC 2013, 4.507.2)

not be enclosed until it is inspected and found to be satisfactory by the building inspector. (CGBC 2013,

- Location of exhaust fans on plans for bathrooms containing bathtubs, showers, or tub/shower combinations. Plans shall state that the bathroom exhaust fans comply with the following:
 - building.(CGBC 2013, 4.507.2) b) Exhaust fans, not functioning as a component of the whole house ventilation system, must be controlled
- a) Exhaust Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the

GREEN BUILDING CODES

- LA GREEN BUILDING CODE NOTES: Provide a construction waste management plan and documentation demonstrating compliance with the plan shall be submitted that:
 - 1. Identifies the materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
 - 2. Determines if materials will be sorted on-site or mixed for transportation to a diversion facility. 3. Identifies the diversion facility where the material collection will be taken. 4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not by both.
- 100 % of trees, stumps, rocks, and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. CGBC 5.408.4
- An Operation and Maintenance Manual with content per CGBC 4.410.1 and in a format acceptable to the enforcing agency shall be placed in the building at the time of final inspection. CGBC 4.410.1.12. The minimum acceptable time from notification that a car is answering a call (lantern and audible signal) until the doors of the car start to close shall be calculated in accordance with Sections 1124A.7.1 and 1116B.1.6. (1124A.7.1, 1116B.1.6. Fig 11A-7C & Fig 11B-40C).
- Seal openings in the building envelope in compliance with the California Energy Code (CEC). Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected by closing such openings with cement mortar, concrete masonry, or a similar method acceptable to the enforcing agency. CGBC 4.406.1
- Documentation shall be provided to indicate compliance with CGBC 4.504 and shall include at least one of the following: Product certifications and specifications, chain of custody certifications, or other methods
- acceptable to the enforcing agency. CGBC 4.504.5.1 Building materials with visible signs of water damage shall not be installed. CGBC 4.505.3
- A water budget shall be developed for landscape irrigation that conforms to the local water efficient landscape ordinance or to the California Department of Water Resources Model Water Efficient Landscape Ordinance. CGBC 5.304.1
- Automatic irrigation controllers that are weather- or soil moisture-based shall be installed at the time of final
- Reduce construction waste by recycling or salvaging for re-use a minimum of 50 percent of the nonhazardous construction and demolition debris, or meet the local construction and demolition waste management ordinance, whichever is more stringent. CGBC 5.408.3
- Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits and prohibition on the use of certain toxic chemicals, except per subsection 2. CGBC 5.504.4.1, subsection 1
- Aerosol adhesives, smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packing, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on the use of certain
- toxic compounds, of CCR, Title 17, commencing with Section 94507. CGBC 5.504.4.1, subsection 2 At the time of rough installation, during storage on the construction site and until final startup of the heating and cooling equipment, all duct and other related air distribution component openings shall be covered.
- Tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris entering the system may be used. Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Section 94522(e)(1) and (f)(1) of the CCR, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with
- the percent VOC by weight of product limits of Regulation 8, Rule 49. VOC Content Limits for Architectural Coatings (Architectural Paints) shall comply with CGBC Table 5.504.4.3, unless more stringent local limits apply. CGBC 5.504.4.3
- Aerosol paints and coatings shall meet the requirements of Sections 94522(a)(3), 94522(c)(2), and (d)(2) of
- California Code of Regulations, Title 17 commencing with Section 94520. CGBC 5.504.4.3.1) Carpets shall meet one of the following:

CGBC 5.408.2, 5.408.2.1

- 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350),
- 3. NSF/ANSI 140 at the Gold Level. 4. Scientific Certifications Systems Indoor AdvantageTM Gold. CGBC 5.504.4.4
- Carpet cushion shall meet the requirements of the Carpet and Rug Institute Green Label Program, carpet adhesive shall meet the requirements of Table 5.504.4.1 CGBC 5.504.4.4.1, 5.504.4.4.2
- VOC Content Limits for Architectural Coatings (Architectural Paints) shall comply with CGBC Table 5.504.4.3, unless more stringent local limits apply. CGBC 5.504.4.3
- Aerosol paints and coatings shall meet the requirements of Sections 94522(a)(3), 94522(c)(2), and (d)(2) of
- California Code of Regulations, Title 17 commencing with Section 94520. CGBC 5.504.4.3.1) Moisture content of Building Materials, and verification, shall meet the requirements of CGBC 4.505.3
- All cracks and penetrations at exterior of building to be sealed to prevent pest intrusion. Rodent screens to be installed at all openings greater than 1/4" I PLANNING AND DESIGN
- One of the required ev stalls shall be equipped with an ev charging station (evcs) that is available to use by all residents. The surface slope for the evcs and aisle shall not exceed 2% in any direction.
- The electrical system shall have sufficient capacity to simultaneously charge all designated ev spaces at the full rated amperage of the evse. Plan design shall be based upon a 40 ampere minimum branch circuit. A separate electrical permit is required. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future ev charging purposes as ev capable in accordance with the los angeles electrical code. (2017 gbc, sec. 4.106.4.2)
- For future electric vehicle charging stations where residential occupancies have a common parking area: a) Additional service capacity, space for future meter, and conduit for future installation of electrical outlets
- The service capacity and conduit size shall be designed to accommodate the future installation, and allow the simultaneous charging, of a minimum number of 208/240 V 40 amp, grounded AC outlets, that is equal to 5 percent of the total number of parking spaces. The conduit shall terminate within the parking area. * The panel service capacity and conduit shall be adequately sized.
- **ENERGY EFFICIENCY**
- Each appliance provided and installed shall meet ENERGY STAR if an ENERGY STAR designation is
- applicable for that appliance. (CGBC 4.210) For residential buildings, other than one-and two-family dwellings, comply with the following:
- a) Designate on the roof plan solar zone areas(s) with total area equal to or greater than 15% of thebuilding's roof area. The solar zone shall be comprised of areas that have no dimension less than 5 feet
- and each area shall not be less than: i. 80 sq ft for roof areas of 10,000 sq ft or less
- ii. 160 sq ft for roof areas over 10,000 sq ft. b) For roof slopes > 2:12 (9.5 from horizontal), show that the solar zone is oriented between 110° and 270° true north. (CGBC 2013, 4.106.4.2)
- c) The solar zone shall be free of obstructions and be setback at least two times the height of any obstruction, including but not limited tom vents, chimneys, and equipment. (CGBC 2013, 4.106.4.2)

specifications for the roofing product used and show that it meets the following minimum SRI value or both

- d) Plans shall indicate a location fo rinverters and metering equipment and a pathway for routing from the solar zone to the main service panel. (CGBC 2013, 4.106.4.2) Plans shall identify the type of roofing, manufacturer, product, and color used. Incorporate the material
- solar reflectence and thermal emittance values: a) For roof slopes < 2:12: SRI value of at least 75 or both a 3-year solar reflectance of at least 0.63 and a thermal emmitance of at least 0.75. (CGBC 2013, 4.106.5) b) For roof slopes ≥ 2:12: SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a
- thermal emmitance of at least 0.75. (CGBC 2013, 4.106.5) Provide computations showing that at least 25% of the pathways, patios, driveways, or other paved areas comply with one or a combination of the following:
- Shade provided by trees or planting
- i. Include plants' fact sheet justifyinh crown spread at 5 years maturity ii. Hardscape material with an initial solar reflectance of at least 0.30.
- iii. Include manufacturer's specs for pavers or specify uncolored concrete with smooth cement finish
- iv. Open grid or permeable pavement systems v. Include open grid and/or permeable paver detail
- vi. Shade provided by a canopy shade system consisting of solar panel arrays
- 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

LAFC NOTES / CBC NOTES

- Exit signs shall be readily visible from any direction of egress travel. Exit sign placement shall be such that no point in an exit access corridor or exit passageway is more than 100' from the nearest visible exit sign.
- 4 Emergency and standby power systems shall be designed to provide required power for 2-hr min. Unless
- specified otherwise. {LAFC 604.1.4}
- 5 Corridors shall be fire-resistance rated in accordance with T1020.1. {CBC 1020.1}** 6 Where more than one exit or exit access doorway is required, dead end shall be ≤20', {CBC 1020.4}**

7 Openings in interior exit stairways and ramps shall be limited to those necessary for exit access from

- normally occupied spaces and for egress from the enclosure. Elevators shall not open into interior exit stairways and ramps. {CBC 1023.4} 8 Show common path of egress does not exceed values listed in T1006.2.1. Otherwise, provide two exits or
- exit access dorrways. {CBC 1006.2.1} 9 The path of egress travel shall not pass through >1 adjacent story. Each story above the 2nd shall have ≥
- 1 interior or exterior exit stairway. {CBC 1006.3}
- 10 A single exit or access to a single exit is only permitted where the values in T1006.3.2(1-2) are not 11 In each story of a mixed occupancy building, the max number of occpuants served by a single exit shall be
- such that the sum of the ratios of the calculated number of occupants divided by the allowable number of occupants ≤1. {CBC 1006.3.2.1} 12 Exits, exit access doorways, exit access stairways, or ramps shall be places a distance apart ≥(1/2)(1/2)
- the length of the overall diagonal of the area to be served. (CBC 1007.1.1) 13 Provide an elevator with standby power in accordance with CBC Chapter 27 and CBC 3003 for buildings
- where a required accessible floors is 4 or more stories above or below a level of exit discharge.{CBC
- 14 Each tenant space, dwelling unit, and sleeping unit shall be provided with access to the requireed exits without passing through adjacent tenant spaces, pr units.{CBC1016.2.1}
- 15 Show exit access travel distance does not exceed the values given in T1017.2. Up to 100' can be increased provided the last portion of the exit access occurs on an exterior egress balcony. {CBC 1017.2} 16 Exit shall be continuous from the point of entry into the exit to the exit discharge.
- 17 Where nonrated walls or unprotected openings enclosure the exterior of the stairway or ramps and the walls or openings are exposed by other parts of the building at an angle <180, the building exterior wall within 10' horzontally shall have a fire-resistance rating ≥1-hr. This construction shall extend vertically from the ground to a point 10' above the landing of the stairway or ramp.{1023.7}
- 18 Min width or required capacity of the exit discharge shall be not less than the min width or required capacity of the exits being served {CBC 1028.2}
- 19 Min egress court width shall be ≥44", Reduction in width shall be gradual by a guard ≥36" and not creat an angle of >30 degrees. {CBC1028.4.1}
- 20 Egress courts <10' wide shall have walls ≥1-hr for a distance of 10' above the floor.{CBC 1028.4.2} 21 The exit discharge shall provide a direct and unobstructed access to a public way. {CBC 1028.5} 22 Ramps:
- a) Ramps used for a means of egress shall have a running slope ≤8%. Other pedstrian ramps shall be
- ≤12.5%.{CBC 1012.2} b) Cross slop shall be ≤2%.{CBC 1012.3}
- c) Rise for any ramp run shall be 30" max.{CBC 1012.4} d) Clear width of ramp between handrails shall be 36" min. Provide min 80" headroom. Doors opening
- onto a landing shall not reduce clear width to <42".{CBC 1012.5.1-3} e) Provide a landing at the top and bottom of each ramp, points of turning, entrance, exits, and at doors. Landings shall have a slope ≤2%. Landing width shall not be less than width fo ramp. Landing length shall be 60" min. Where changes in direction of travel occur, provide 60"x60" min landings (CBC 1012.6)
- g) Ramps with a rise >6" shall have handrails on both sides.{CBC 1012.8}
- 23 Required along open-sided walking surfaces located >30" to the floor below XXX ELEVATORS AND CONVEYING SYSTEMS
- Elevator hoistway door openings shall be protected in accordance with CBC 3006.3. {CBC 3006.2}

f) Ramps shall be built of materials consistent with the type of construction.{CBC 1012.7}

- 1 NOTE: "An automatic sprinkler system shall be installed at the top of rubbish and linen chutes and in their terminal rooms. Chutes shall have additional sprinkler heads installed at alternate floors and at the lowest
- NOTE: "Carbon monoxide alarms shall be interconnected in such a manner that the activation of one alarm will activate all the alarms in the individual unit. Required carbon monoxide alarms shall receive their
- primary power from the building wiring and shall be equipped with a battery backup." {CBC 915.4.2/4} NOTE: "Provide emergency responder radio coverage in accordance with LAFC 510." (CBC 916.1) 4 NOTE: "Means of egress serving a room or space shall be illuminated at all times that the room or space
- NOTE: "In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the following areas for a duration of not <90 min. Emergency lighting facilities shall be arranged to provide initial illumination that is not less than an average of 1 footcandle and a min at any point .1 footcandle." (CBC 1008.3-5)
- II. Corridors.
- III. Exit access stairways and ramps.
- IV. Interior and exterior exit stairways and ramps. V. Exit passageways.
- VI. Vestibules and areas on the level of discharge used for exit discharge. VII. Electrical equipment rooms.
- VIII. Fire command centers.
- IX. Fire pump rooms. X. Generator rooms

XI. Public restrooms >300 SF.

- 6 NOTE: "Provide two-way communication at the landing serving each elevator or bank of elevators above
- or below the level of exit discharge. {CBC 1009.8}** NOTE: "Exit signs shall be internally or externally illuminated" {CBC 1013.3}**
- 8 NOTE: Tactile exit signs shall be required at the following locations: {CBC 1013.4}
- a) "EXIT" sign at each grade-level exterior door.
- identified by a tactile exit sign with the following words as appropriate: i. "EXIT STAIR DOWN". ii. "EXIT RAMP DOWN".
- iii. "EXIT STAIR UP". iv. "EXIT RAMP UP".
- c) "EXIT ROUTE" at each exit door that leads directly to a grade-level exterior exit by means of an exit

b) Each exit door that leads directly to a grade-level exterior exit by means of a stairway or ramp shall be

- enclosure or an exit passageway d) "EXIT ROUTE" at each exit access door from an interior room or area to a corridor or hallway.
- e) "TO EXIT" at each exit door through a horizontal exit.
- NOTE: "Exit signs shall be illuminated at all times". {CBC 1013.5} 10 NOTE: "The face of an exit sign illuminated from an external source shall have an intensity of ≥5
- footcandles." (CBC 1013.6.2) 11 NOTE: "In case of primary power loss, the sign illumination means shall be connected to an emergency power system for a duration of not <90 minutes". {CBC 1013.6.3}**
- 12 NOTE: "Provide a sign at each floor landing in an interior exit stairway and ramp connecting >3 stories designating the floor level, the terminus of the top and bottom and the identification of the stairway or ramp. The signage shall also state the story of, and the direction to, the exit discharge and the availability of roof access for the fire department. The sign shall be located 5' above the floor landing." {CBC 1023.9}
- 13 Walls separating dwelling units, sleeping units, or other occupancies shall be constructed as fire partitions.
- 14 Floor assemblies separating dwelling units, sleeping units, or other occupancies shall be constructed as horizontal assemblies. {CBC. 420.2}
- 15 An automatic sprinkler system installed in accordance with LAFC 903.3 shall be provided throughtout all buildings with a Group R fire area.{LAFC 903.2.8}
- 16 Basements and sleeping rooms below the 4th story shall have at least 1 exterior emergency escape and rescue opening, Such openings shall open directly into a public way or to a yard or court that opens to a public way.{CBC 1030.1}

LAFC NOTES / CBC NOTES

1 Group R-2 and R-2.1 Fire alarm systems and smoke alarm: {LAFC 907.2.9}**

a) Provide a manual fire alarm system. b) Provide single- and multiple-station smoke alarms i) On ceiling or wall outside of each sleeping areas. ii) In each room used for sleeping purposes.

- 2 NOTE: "Smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all the alarms in the individual unit. Required smoke alarms shall receive their primary power from
- the building wiring and shall be equipped with a battery backup." {LAFC 907.2.11.5-6} 3 Carbon monoxide detection shall be provided in the following locations: {LAFC 915.1.1}
 - a) Dwelling Units:
 - i) Outside of each seperate sleeping area.

iii) In each story within a dwelling unit.

- ii) Every occupiable level of a dwelling unit. iii) Bedrooms where a fuel-burning appliance is located within or its attached bathroom.
- 4 NOTE: "Carbon monoxide alarms shall be interconnected in such a manner that the activation of one alarm will activate all the alarms in the individual unit. Required carbon monoxide alarms shall receive their primary power from the building wiring and shall be equipped with a battery backup." {LAFC 915.4.2/4}
- V GENERAL BUILDING HEIGHTS AND AREAS 1 Provide approved address identification that is legible and placed visible from the street or road fronting
- the property. {LAFC 505.1} 2 Show detailed frontage increase factor calculation on plans. The area increase factor based on frontage
- shall be determined in accordance with CBC 506.3.1-506.3.3 3 Each portion of a building shall be individually classified in accordance with CBC 302.1. Where a building
- contains more than one occupancy group, the building shall comply with CBC 508.2, 508.3, OR 508.4. a) Aggregate accessory occupancies shall be ≤10% of the floor area of the story located in and shall not exceed T506.2.{CBC 508.2.3}
- b) Individual occupancies shall be separated in accordance with T508.4. Required separations shall be fire barriers/horizontal assemblies. {CBC 508.4.4} 4 Incidental uses are limited to those uses listed in T509.{CBC 509.1}
- a) Aggregate accessory occupancies shall be ≤10% of the floor area of the story located in.{CBC 509.3} b) Incidental uses shall be separated in accordance with the provisions of that table. Required separations shall be fire barriers/horizontal assemblies.{CBC 509.4.1} c) Protection by automatic sprinkler system requires incidental uses constructed to restrict the passage of
- VII FIRE AND SMOKE PROTECTION FEATURES 1 Show fire separation distance on plans. Show detailed exterior wall opening calculation on plans. Openings shall comply with CBC 705.8.1-705.8.6. Max area permitted in any story shall not exceed

smoke and doors shall be self- or automatic-closing. {CBC 509.4.2}

- 2 Projections shall not extend any closer to the line used to determine the fire separation distance than
- shown in T705.2.{CBC 705.2} 3 The required fire-resistance rating of exterior walls shall be rated for exposure to fire from both sides.
- 4 Fire Barriers shall comply with CBC 707:
- a) Openings limited to max aggregate width of 25% of wall length, max area of single opening shall be ≤
- 5 Fire Partitions shall comply with CBC 708 6 Shaft enclosures that do not extend to the bottom of the building shall comply with condition in CBC
- 7 Fire-Protection-Rated Glazing shall comply with CBC 716.6
- 8 3/4-hr fire-protection-rated glazing allowed in 1-hr fire partitions and 1-hr fire barriers in accordance with 707.3.7 and 707.3.9. Total area of glazing shall be ≤25% of the area of common wall. Fire-resistance-rated glazing tested in accordance with ASTM E 119 or UL 263 shall not be subject to limitations. {CBC 716.6.7}
- 1 Interior wall and ceiling finish shall have a flame spread index not greater than that specified in T803.11. Specify interior wall and ceiling finish on plans. {LAFC 803.3}
- 2 Material, other than foam plastics, used as interior trim shall have a min. class C flame spread and smoke developed index and shall not exceed 10% of the wall or ceiling area to which such materials are attached 3 Curtains, draperies, fabric hangings, and similar combustible decorative materials suspended from walls or
- ceilings shall not exceed 10% of the wall or ceiling area to which such materials are attached (LAFC 4 In every Group A,E,I,R-1,R-2, and R-2.1, all drapes, hangings, curtains, drops, and all other decorative material shall be made from a nonflammable material or treated and maintained in a flame-retardant condition by means of a flame-retardant solution or process approved by the OSFM. {Title 19, Div 1,
- IX FIRE PROTECTION SYSTEMS
- 1 Automatic sprinkler system shall be provided throughout buildings containing locations described in LAFC
- 903.2.1-903.2.19. Specify on plans if system is NFPA-13 / NFPA 13-R. {LAFC 903.2}
- 2 Standpipe systems shall be installed where required by LAFC 905.3.1-905.3.11.1. {LAFC 905.3} 3 Portable fire extinguishers shall be provided: (Size and distribution shall be in accordance with Sections
- 906.3.1-906.3.4) {LAFC 906.1}: I. In Group A,E,F,H,I,R-2,R-2.1 occupancies.
- II. On each floor of structures under construction. III Where required by the T906 1
- IV. Special-hazard areas, where required by the fire code official.
- 4 Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street. Show location on plans. {LAFC 912.2.1}

5 Buildings equipped with a standpipe system shall have a fire hydrant ≤100' of the fire department

- connection. Show distance to hydrant on plans. {LAFC 570.5.1.1} 6 Standpipe hose connections shall be provided in all the following locations {LAFC 905.4}
- a) At the floor landing on each story above and below grade, including roof, in every required interior exit
- b) On each side adjacent to the opening of a horizontal exit. c) At the entrance to other areas of the building in every exit passageway
- Approved fire alarm system shall be provided throughout buildings in accordance with LAFC 907.2.1-907.2.23. Specify type of alarm on plans {LAFC 907.2}
- 8 Fire department connections shall be located on the street side of buildings fully visible and recongnizable from the street. Show location on plans. {LAFC 912.2.1}
- 9 Buildings equipped with a standpipe system shall have a fire hydrant ≤100' of the fire department connection. Show distance to hydrant on plans. {LAFC 507.5.1.1} 10 Fire pumps must be accessible from the exterior of the building or through an enclosed passageway from
- an enclosed stair. {NFPA 20, 4.12.2.1.1} 11 Carbon monoxide detection shall be provided in the following locations for Group i-1, i-4, and classrooms in Group E. {CBC 915.1.1}
 - ii) Every occupiable level of a dwelling unit. iii) Bedrooms where a fuel-burning appliance is located within or its attached bathroom.

2 Doors:

- b) Sleeping Units X MEANS OF EGRESS 1 Show detailed occupant load calculations per room/space. For areas without fixed seating, the occupant
- load shall not be less than the dividing the floor area by the occupant load factor assigned to the function of the space as set forth in T1004.1.2. {CBC 1004.1.2}

panic or fire exit hardware. {CBC 1010.1.10}**

special knowladge or effort.{CBC 1010.1.9.11}

i) Outside o each separate sleeping area.

a) NOTE: "Doors shall be readily openable from the egress side without the use of a key or special knowledge or effort". b) NOTE: "Door handles, pulls, latches, locks and other operating devices shall be installed 34" min and 48" max above the finished floor.

c) Doors serving rooms or spaces with an occupant load >49 in a Group A, E, I-2, or I-2.1 shall provide

≥80"{CBC 1010.1.1} e) Pivoted or side-hinged swinging type.{CBC 1010.1.2} f) Doors shall swinging in the direction of egress travel where serving a room or space >49 occupantes.{CBC 1010.1.2.1}

g) Provide a floor or landing on each side of a door at the same elevation. Landings shall be level except

i) Interior stairway means of egress doors shall be openable from both sides without the use of a key or

d) Min clear width of 32". Max width of a swinging dorr leaf shall be 48". Height of door openings shall be

exterior landings shall not be less than the width of the stair or door, whichever is greater. Min 44" length.{CBC 1010.1.5.6} h) Spaces between doors in a series shall be 48" plus the width a door swinging either in the same direction or away from the space between doors.{CBC 1010.1.8}

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM

MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

HOME AGAIN LOS ANGELES PROPERTY

REUSE PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET,

PROJECT NUMBER

BURBANK, CA 91504

CLIENT ADDRESS: 150 N. THIRD STREET

BURBANK, CA 91502

2417

CONSULTANTS

BREEN DESIGN GROUP 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

CIVIL / STRUCTURAL

El Segundo, CA 90254

319 Main Street

MEP / T-24

CLIENT NAME:

CITY OF BURBANK

Phone: 213.239.9700 LANDSCAPE YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313

South Pasadena, CA 91030

Phone: 323.258.522

LABIB FUNK + ASSOCIATES

DRAWING TITLE: **GENERAL NOTES**

Date

08/17/2024 Drawn by SD, TD Checked by

PLAN CHECK SET

Scale

SD

22e. ALL ITEMS REVIEWED ARE BASED ON INFORMATION PROVIDED AT TIME OF REVIEW. THE COMMENTS PROVIDED DO NOT LIMIT OR RELIEVE THE OWNER AND THE OWNER'S ARCHITECT AND/OR CONTRACTOR FROM THE RESPONSIBILITY OF ENSURING COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF FIRE/LIFE SAFETY CODES. SUCH COMPLIANCES MAY INCLUDE BUT ARE NOT LIMITED TO FIRE DEPARTMENT ACCESS FOR FIREFIGHTING, INCLUDING FIRE DEPARTMENT VEHICLE ACCESS, FIRE WATER SUPPLIES AND APPURTENANCES. FURTHER REVIEWS MAY REQUIRE ADDITIONAL REQUIREMENTS OR LIMITATIONS AS THE PROJECT DEVELOPS AND IS NOT LIMITED TO THE REQUIREMENTS PROVIDED IN THESE COMMENTS

22f. NOTE: ALL REFERENCES ARE IN ACCORDANCE WITH THE 2022 EDITION OF THE CALIFORNIA FIRE CODE (CFC) AND THE CALIFORNIA BUILDING CODE (CBC) AS AMENDED BY THE BURBANK MUNICIPAL CODE (BMC).

- 23. ALL NOTED INFORMATION PERTAINING TO THE PROPOSED PROJECT SHALL BE SHOWN ON PLANS SUBMITTED AS PART OF THE FIRE DEPARTMENT REVIEW FOR APPROVAL.
- 24. FOR ADDITIONAL INFORMATION OR QUESTIONS CONTACT THE ASSISTANT FIRE MARSHAL OR FIRE MARSHAL AT (818) 238-3473.

PUBLIC WORKS

LAND DEVELOPMENT AND PERMITS - GENERAL REQUIREMENTS

- APPLICANT SHALL PROTECT IN PLACE ALL SURVEY MONUMENTS (CITY, COUNTY, STATE, FEDERAL, AND PRIVATE). PURSUANT TO CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTION 8771, WHEN MONUMENTS EXIST THAT MAY BE AFFECTED BY THE WORK, THE MONUMENTS SHALL BE LOCATED AND REFERENCED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR OR LICENSED CIVIL ENGINEER LEGALLY AUTHORIZED TO PRACTICE LAND SURVEYING, PRIOR TO CONSTRUCTION, AND A CORNER RECORD OR RECORD OF SURVEY OF THE REFERENCES SHALL BE FILED WITH THE COUNTY SURVEYOR. A PERMANENT MONUMENT SHALL BE RESET, OR A WITNESS MONUMENT OR MONUMENTS SET TO PERPETUATE THE LOCATION IF ANY MONUMENT THAT COULD BE AFFECTED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE FILED WITH THE COUNTY SURVEYOR PRIOR TO THE RECORDING OF A CERTIFICATE OF COMPLETION FOR THE PROJECT.
- 2. NO STRUCTURE IS PERMITTED IN ANY PUBLIC RIGHT-OF-WAY OR ANY PUBLIC UTILITY EASEMENTS/POLE LINE EASEMENTS [BMC 7-3-701.1, BMC 9-1-2-3203].
- 3. ALL UNUSED DRIVEWAYS SHALL BE REMOVED AND RECONSTRUCTED WITH CURB, GUTTER, AND SIDEWALK [BMC 7-3-504].
- 4. ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE PERMITTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT BEFORE CONSTRUCTION CAN COMMENCE. ALL CONSTRUCTION WORK IN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH BURBANK STANDARD PLANS AND MUST BE CONSTRUCTED TO THE SATISFACTION OF THE CITY ENGINEER. A PUBLIC WORKS EXCAVATION PERMIT IS REQUIRED. THE EXCAVATION PERMIT REQUIRES A DEPOSIT ACCEPTABLE TO THE PUBLIC WORKS DIRECTOR TO GUARANTEE TIMELY CONSTRUCTION OF ALL OFF-SITE IMPROVEMENTS. BURBANK STANDARD PLANS CAN BE ACCESSED AT; HTTP://FILE.BURBANKCA.GOV/PUBLICWORKS/ONLINECOUNTER/MAIN/INDEX.HTM

WATER RECLAMATION AND SEWER - WASTEWATER REQUIREMENTS:

- 1. EVERY BUILDING OR STRUCTURE IN WHICH PLUMBING FIXTURES ARE INSTALLED WHICH CONVEYS SEWAGE MUST BE CONNECTED TO THE MUNICIPAL WASTEWATER SYSTEM [BMC
- 2. NO PERSON SHALL CONNECT TO OR TAP AN EXISTING PUBLIC SEWER WITHOUT OBTAINING A PERMIT [BMC 8-1-301].
- 3. EACH LOT MUST HAVE ITS OWN PRIVATE LATERAL (BUILDING SEWER) CONNECTION TO THE CITY SEWER MAIN [BMC 8-1-309]. SHOULD THE LOT BE SUBDIVIDED IN THE FUTURE, A SEPARATE SEWER LATERAL CONNECTION TO THE CITY SEWER MAIN WILL BE REQUIRED FOR EACH LOT. FOR REFERENCE. THE APPLICANT CAN PROPOSE THAT SEPARATE BUILDING STRUCTURES ON ONE LOT HAVE SEPARATE SEWER LATERAL CONNECTIONS TO THE CITY SEWER MAIN
- 4. POLLUTANTS, INCLUDING CONSTRUCTION DEBRIS, SOIL, AND OTHER DISCHARGES, ARE PROHIBITED FROM ENTERING THE CITY'S SEWER COLLECTION SYSTEM IBMC 8-1-501.11. DISCHARGES THAT EXCEED THE LOCAL LIMITS PER BMC 8-1-501.4 ARE PROHIBITED. IN ADDITION, THE APPLICANT SHALL NOT OBSTRUCT OR DAMAGE ANY PART OF THE CITY SEWER SYSTEM, AND SHALL REIMBURSE THE CITY FOR SANITARY SEWER OVERFLOWS AND THE REASONABLE COSTS OF NECESSARY MAINTENANCE AND/OR REPAIR OF THE SEWER SYSTEM [BMC 8-1-311]. AS SUCH, IT IS REQUIRED THAT ALL EXISTING PRIVATE SEWER LATERALS ARE CAPPED PRIOR TO ANY DEMOLITION ACTIVITIES.

WATER RECLAMATION AND SEWER - STORMWATER REQUIREMENTS:

- 1. BEST MANAGEMENT PRACTICES SHALL APPLY TO ALL CONSTRUCTION PROJECTS AND SHALL BE REQUIRED FROM THE TIME OF LAND CLEARING, DEMOLITION, OR COMMENCEMENT OF CONSTRUCTION UNTIL RECEIPT OF A CERTIFICATE OF OCCUPANCY [BMC 9-3-407].
- 2. DISCHARGES FROM ESSENTIAL NON-EMERGENCY FIREFIGHTING ACTIVITIES (I.E., FIRE SPRINKLER SYSTEM TESTING) IS A CONDITIONALLY ALLOWED NON-STORM WATER DISCHARGE INTO THE STORM DRAIN SYSTEM, PROVIDED APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS) ARE IMPLEMENTED. PLEASE SEE THE ATTACHED FIRE SUPPRESSION SYSTEMS DISCHARGE FORM AND FOLLOW THE REQUIREMENTS TO COMPLY WHEN CONDUCTING THE CONDITIONALLY ALLOWED NON-STORM WATER DISCHARGE.

TRAFFIC ENGINEERING - CONDITIONS

1. NO VISUAL OBSTRUCTION SHALL BE ERECTED OR MAINTAINED ABOVE 3' HIGH OR BELOW 10' HIGH IN A 10' BY 10' VISIBILITY CUT-OFF AT THE INTERSECTION OF AN ALLEY WITH A STREET OR ANOTHER ALLEY [BMC 10-1-1303(C)]. THIS REQUIREMENT INCLUDES TREES, SHRUBS, MONUMENT, OR WALLS THAT ARE 3' OR HIGHER.

LOW VOLTAGE INFRASTRUCTURE

- 1. PUBLIC WORKS WILL NEED TO APPROVE THE LOW VOLTAGE SYSTEMS PLAN AT 30/60/90%. PUBLIC WORKS WILL NEED TO APPROVE REVIEW DEFERRED SUBMITTALS AS APPLICABLE
- 2. IT MAY BE NECESSARY TO REVIEW THE CITY'S OWNER/TENANT MAINTENANCE MATRIX TO DETERMINE/DEFINE CITY/CONTRACTOR RESPONSIBILITIES AND TO BE ABLE TO COMPLETE AN ACCURATE PLAN AND SPECIFICATIONS.

INTERNET

- 1. INSTALL OF FIBER TO THE FACILITY IS REQUIRED. PUBLIC WORKS WILL ACCEPT UNDERGROUND (PREFERABLY) OR OVERHEAD SERVICE DROPS. PUBLIC WORKS NEEDS TO APPROVE OPTIONS (UNDERGROUND FIBER RUN MAY BE POSSIBLE BY BWP)
- 2. VALIDATION OF REQUIREMENTS IS NEEDED (STRANDS) WITH REGARDS TO REDUNDANCY, MULTIPLE VENDORS ENTERING THE BUILDING
- 3. THE LOW VOLTAGE SYSTEMS PLAN WILL NEED TO INCLUDE MODERN SYSTEMS DESIGN; HOT SPOTS IN AND OUT OF FACILITY, ADEQUATE DATA, NETWORK PHONE LOCATIONS CABLED. WI FI IS NOT ALLOWED.
- 4. CABLE FOR NETWORK PHONES REQUIRED.

MPOE/IDF

- 1. MINIMUM STANDARD FOR SIZE FOR THIS FACILITY IT SHOULD BE APPROXIMATELY 4'X7'. CITY TO
- APPROVE LOCATION. THE EXISTING LOCATION PREFERRED. 2. REQUIRED RACKS/ EQUIPMENT? (MAKE/MODEL, ETC) - RACKING - NETWORX 9U SWING OUT

WALL MOUNT CABINET - 501 SERIES, 24" DEEP, FLAT PACKED, OR APPROVED EQUAL.

DATA PORTS/CABLING (CAT6E)

- 1. THE TENANT (HALA) REQUIRES 1X PER OFFICE
- 2. SMALL CONFERENCE ROOM WILL RECEIVE AN ADDITIONAL PORT FOR TV. ALSO SEE BURBANK PW FACILITY LOW VOLTAGE SYSTEMS STANDARDS
- 3. LARGE CONFERENCE ROOM WILL RECEIVE AN ADDITIONAL PORT FOR TV AND/OR PROJECTOR. AV BY TENANT UNLESS APPROVED OTHERWISE.
- 4. JOB CENTER WILL RECEIVE AN ADDITIONAL PORT FOR TV AND/OR PROJECTOR. AV BY TENANT
- UNLESS APPROVED OTHERWISE.
- 5. JOB CENTER MAY REQUIRE HARDWIRED DATA FOR EACH COMPUTER AS SHOWN (12-18 TOTAL). ALSO SEE BURBANK PW FACILITY LOW VOLTAGE SYSTEMS STANDARDS.
- 6. REQUIREMENTS FOR ANY ADDITIONAL DROPS SUCH AS QTY PER ROOM OR MIN. SPACING BETWEEN JACKS SEE BURBANK PW FACILITY LOW VOLTAGE SYSTEMS STANDARDS.
- 7. SOME FACILITIES PREFER TO RUN CABLING IN PAIRS FOR REDUNDANCY. SEE BURBANK PW FACILITY LOW VOLTAGE SYSTEMS STANDARDS

SECURITY / CCTV

GENERAL NOTES (CITY OF BURBANK)

- 3e.viii. ALL NEW METERED SERVICES REQUIRE A PATH FOR METER COMMUNICATIONS TO BWP COMMUNICATION NETWORKS. INSTALLATION OF METERS THAT FAIL TO CONTINUOUSLY COMMUNICATE WITH BWP COMMUNICATION NETWORKS WILL REQUIRE ADDITIONAL BWP-APPROVED EQUIPMENT TO BE INSTALLED AT THE DEVELOPER'S EXPENSE IN ORDER TO CREATE THE APPROPRIATE COMMUNICATIONS PATH.
- 3f. STREET LIGHTING (BWP RULES AND REGULATIONS 3.19(C)4 PER BMC 8-2-203) 3f.i. THE DEVELOPER IS RESPONSIBLE FOR THE STREET LIGHTING SYSTEM TRAVERSING OR ADJACENT TO THE PROJECT. THE STREET LIGHT SYSTEM IS REQUIRED TO BE UNDERGROUND FED WITH LED LUMINAIRES. IF EXISTING LIGHTING CONDITIONS DO NOT SATISFY THIS REQUIREMENT, MODIFICATION WILL HAVE TO BE MADE AT THE DEVELOPER'S EXPENSE. STANDARDS AND LUMINARIES WILL BE SUPPLIED BY BWP AT THE DEVELOPER'S EXPENSE. A PLOT PLAN OF THE SITE MUST BE SUBMITTED TO BWP DURING THE INITIAL PLANNING STAGE OF THE PROJECT FOR STREET LIGHT DESIGN.

3f.ii. ANY CONSTRUCTION THAT IMPACTS EXISTING STREETLIGHT STANDARDS OR INFRASTRUCTURE WILL REQUIRE RELOCATION AT THE DEVELOPER'S COST.

3g. FIBER/COMMUNICATION BURBANK WATER AND POWER OFFERS HIGH-SPEED, HIGH-QUALITY FIBER OPTICS-BASED SERVICES THROUGH ITS ONE BURBANK PROGRAM. FIBER SERVICE IS AVAILABLE TO THE PROJECT IF DESIRED. A CONDUIT SHOULD BE INSTALLED BETWEEN THE ELECTRIC METER ROOM AND THE TELECOM/DATA MPOE TO FACILITATE CONNECTION. FOR FURTHER INFORMATION, EMAIL SUPPORT@ONEBURBANK.COM OR CALL 818-238-3113. CONTACT AT&T AT (866) 577-7726 FOR ANY PHONE COMPANY FACILITY CONFLICTS. CONTACT CHARTER COMMUNICATIONS AT (818) 847-5013 FOR ANY CABLE T.V. FACILITY

- PROVIDE CONSTRUCTION SITE SECURITY BY MEANS OF A SIX-FOOT HIGH FENCE MAINTAINED AROUND THE ENTIRE SITE OR A QUALIFIED FIREGUARD WHEN REQUIRED BY THE FIRE CHIEF.
- 2. PROVIDE AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH THE BURBANK MUNICIPAL CODE. 9-1-9-903(A)
- 3. PROVIDE ELECTRICAL SUPERVISION FOR ALL VALVES CONTROLLING THE WATER SUPPLY AND ALL WATER FLOW SWITCHES ON ALL FIRE SPRINKLER SYSTEMS WHERE THE NUMBER OF SPRINKLERS IS 20 OR MORE. BMC 9-1-9-903.4.2.1
- 4. PROVIDE A FIRE ALARM SYSTEM TO NOTIFY ALL OCCUPANTS OF AUTOMATIC FIRE SPRINKLER WATER FLOW. BMC 9-1-9-903.4.2.1
- 5. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. ALL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.
- 6. PROVIDE A KNOX KEY BOX FOR FIRE DEPARTMENT ACCESS. CFC 503.6.1/BMC 9-1-9-506.1 7. PLANS AND SPECIFICATIONS FOR FIRE HYDRANT SYSTEMS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. CFC 105.4.1
- 8. PROVIDE A KNOX KS-2 KEY ACCESS SWITCH FOR SECURITY GATES. CFC 503.6 9. PROVIDE ADDRESS NUMBERS A MINIMUM OF 4 INCHES HIGH FOR RESIDENTIAL STRUCTURES AND SIX INCHES HIGH FOR ALL OTHER OCCUPANCIES WITH ¾ INCH STROKE TO IDENTIFY THE PREMISES. NUMBERS SHALL BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY AND FROM THE ALLEY OR REAR ACCESSWAY TO THE PROPERTY. BMC
- 9-1-9-505.1.1/BMC 9-1-905.1.2 10. 2A10BC FIRE EXTINGUISHERS SHALL BE PROVIDED AND LOCATED AS DIRECTED BY THE FIRE INSPECTOR IN THE FIELD. ALL PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED ON A POSITIVE LATCHING BRACKET OR WITHIN AN ENCLOSED CABINET. BMC 9-1-9-906.6.7.1/CFC 906.1 11. PROVIDE A FIRE ALARM SYSTEM. BMC 9-1-9-903.4.2.1
- 12. FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE, FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION WHEN ANY PORTION OF THE FACILITY OR ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING IS LOCATED MORE THAN 150 FEET FROM FIRE APPARATUS ACCESS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. MORE THAN ONE FIRE APPARATUS ROAD SHALL BE PROVIDED WHEN IT IS DETERMINED BY THE CHIEF THAT ACCESS BY A SINGLE ROAD MIGHT BE IMPAIRED BY VEHICLE CONGESTION, CONDITION OF TERRAIN, CLIMATIC CONDITIONS OR OTHER FACTORS THAT COULD LIMIT ACCESS. ACCESS DURING CONSTRUCTION SHALL BE MAINTAINED IN ACCORDANCE WITH THE HIGH-RISE AND MID-RISE BUILDINGS. HIGH-RISE AND MID-RISE BUILDINGS SHALL BE ACCESSIBLE ON A MINIMUM OF TWO SIDES. ROADWAYS SHALL NOT BE LESS THAN 10 FEET (3048 MM) OR MORE THAN 35 FEET (10 668 MM) FROM THE BUILDING. LANDSCAPING OR OTHER OBSTRUCTIONS SHALL NOT BE PLACED OR MAINTAINED AROUND STRUCTURES IN A MANNER SO AS TO IMPAIR OR IMPEDE ACCESSIBILITY FOR FIREFIGHTING AND RESCUE OPERATIONS. CFC SECTION 503 THROUGH 503.6 CFC APPENDIX D CITY OF BURBANK MUNICIPAL CODE 9-1-9-504.3.1: HIGH-RISE AND
- 13. SPECIFICATIONS FOR FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE. CFC 503.2.3
- 14. PLANS FOR FIRE APPARATUS ACCESS ROAD SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. CFC 105.4.1
- 15. WHEN FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. CFC
- 16. APPROVED SIGNS OR OTHER APPROVED NOTICES SHALL BE PROVIDED AND MAINTAINED, AT THE EXPENSE OF THE PERSON(S) IN POSSESSION OF THE PROPERTY. FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS AND PROHIBIT THE OBSTRUCTION THEREOF OR BOTH. CFC 503.3 / CFC 3310.1 /CFC 3311.2
- 17. AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW FOR FIRE PROTECTION SHALL BE PROVIDED TO ALL PREMISES UPON WHICH FACILITIES, BUILDINGS, OR PORTIONS OF BUILDINGS ARE HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. WHEN ANY PORTION OF THE FACILITY OR BUILDING PROTECTED IS IN EXCESS OF 150 FROM A WATER SUPPLY ON A PUBLIC STREET. AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE PROVIDED WHEN REQUIRED BY THE CHIEF.
- 18. ALL EXITS, FIRE DEPARTMENT ACCESS AND FIRE PROTECTION SHALL ME MAINTAINED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE DURING CONSTRUCTION.
- 19. ANY FIRE HYDRANTS FOR THIS BLOCK SHALL BE UPGRADED WITH A 4" X 2-2 ½" OUTLETS. CONTACT THE WATER DIVISION AT 238-3500 FOR SPECIFICATIONS ON THE TYPE FIRE HYDRANTS TO BE PROVIDED.
- 20. EMERGENCY RESPONDER COMMUNICATION COVERAGE
- 20a. EXCEPT AS OTHERWISE PROVIDED, NO PERSON SHALL MAINTAIN, OWN, ERECT, OR CONSTRUCT, ANY BUILDING OR STRUCTURE OR ANY PART THEREOF, OR CAUSE THE SAME TO BE DONE WHICH FAILS TO SUPPORT ADEQUATE RADIO COVERAGE FOR CITY EMERGENCY SERVICE WORKERS, INCLUDING BUT NOT LIMITED TO FIREFIGHTERS AND POLICE OFFICERS. BUILDINGS AND STRUCTURES WHICH CANNOT MEET THE REQUIRED ADEQUATE RADIO COVERAGE SHALL BE EQUIPPED WITH ANY OF THE FOLLOWING IN ORDER TO ACHIEVE THE REQUIRED ADEQUATE RADIO COVERAGE: A RADIATING CABLE SYSTEM OR AN INTERNAL MULTIPLE ANTENNA SYSTEM WITH OR WITHOUT FCC TYPE ACCEPTED BI-DIRECTIONAL UHF AMPLIFIERS AS NEEDED. FURTHER INFORMATION AND GUIDANCE CAN BE OBTAINED BY CONTACTING THE CITY OF BURBANK RADIO COMMUNICATIONS SHOP AT (818) 238-3601. CFC
- 20b. FOR PARKING GARAGES PROVIDED WITH A VENTILATION SYSTEM IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE "INTERIOR ENVIRONMENT" A REMOTE OVER-RIDE SWITCH SHALL BE PROVIDED FOR FIRE DEPARTMENT USE AS ASSISTANCE FOR SMOKE REMOVAL. THE SWITCH SHALL BE LOCATED AND CLEARLY MARKED IN A READILY ACCESSIBLE LOCATION AS DIRECTED BY THE FIRE DEPARTMENT. CBC 406.6.2
- 21. ASSEMBLIES 21a. THE OCCUPANCY SHALL BE APPROVED AND LIMITED TO THE NUMBER OF OCCUPANTS NOTED ON THE PLAN SUBMITTED FOR REVIEW.
- 21b. PROVIDE AND MAINTAIN AN APPROVED OCCUPANT LOAD SIGN IN A CONSPICUOUS LOCATION NEAR THE MAIN EXIT FROM THE ROOM. CFC SECTION 1004
- •PROVIDE AND MAINTAIN AN APPROVED OCCUPANT LOAD SIGN IN A CONSPICUOUS LOCATION NEAR THE MAIN EXIT FROM THE ROOM. CFC SECTION 1004
- 22a. PROVIDE SMOKE DETECTION FOR DWELLING UNITS, CONGREGATE RESIDENCES AND HOTEL OR LODGING GUESTROOMS THAT ARE USED FOR SLEEPING PURPOSES. 22b. POWER AND LOCATION OF SMOKE DETECTORS IN GROUP R OCCUPANCIES SHALL BE IN COMPLIANCE WITH THE CALIFORNIA FIRE CODE, CALIFORNIA BUILDING CODE AS AMENDED BY THE BURBANK MUNICIPAL CODE.
- 22c. ALL EXISTING SINGLE-FAMILY DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY SHALL HAVE INSTALLED ON OR BEFORE JULY 1, 2011, CARBON MONOXIDE DETECTORS IN ACCORDANCE WITH THE HEALTH & SAFETY CODE §17926.

GENERAL NOTES (CITY OF BURBANK)

3a.i. A LOAD SCHEDULE AND SECONDARY SERVICE SCHEMATIC WILL BE REQUIRED TO DETERMINE THE EXTENT OF THE ELECTRICAL LOAD REQUIREMENTS. AN ELECTRONIC COPY OF A PLOT PLAN OF THE SITE, SHOWING ALL THE EXISTING AND PROPOSED SUBSTRUCTURES, COMPLYING WITH BWP AUTOCAD STANDARDS, SHOULD ALSO BE PROVIDED TO BWP ELECTRICAL ENGINEERING TO AID THE ELECTRICAL DESIGN. BWP WILL PROVIDE FULL COMMENTS AFTER THE ELECTRICAL SHEETS ARE PROVIDED. A MEETING SHOULD BE SCHEDULED BETWEEN THE DEVELOPER, PROJECT ARCHITECT, ELECTRICAL ENGINEER, AND BWP ELECTRICAL ENGINEERING EARLY IN THE DESIGN STAGE OF EACH PHASE OF THE PROJECT TO DISCUSS ALL THE ISSUES AND TO FINALIZE THE LOCATION OF THE FACILITIES.

3a.ii. LOADS BELOW 5MVA WILL BE FED FROM THE EXISTING SYSTEM BUT WILL REQUIRE UPGRADES TO ACCOMMODATE THE NEW DEVELOPMENT AT THE DEVELOPER'S COST. 3b. SUBSTRUCTURE (BWP RULES AND REGULATIONS 2.40-2.53, 2.55, 2.80, 2.81 PER BMC 8-2-203, GENERAL PLAN LAND USE ELEMENT POLICY 4.11, 4.12

3b.i. OVERHEAD BWP ELECTRICAL FACILITIES TRAVERSING OR ADJACENT TO THE DEVELOPMENT ARE TO BE CONVERTED TO UNDERGROUND AT THE DEVELOPER'S COST. THE DEVELOPER WILL BE RESPONSIBLE FOR THE COSTS INVOLVED IN CONVERTING EXISTING OVERHEAD ELECTRIC SERVICES TO UNDERGROUND FOR ANY CUSTOMERS IMPACTED BY THIS UNDERGROUND CONVERSION.

ADDITIONAL CONDUITS MAY BE REQUIRED TO PROVIDE FOR FUTURE NEEDS. THE DEVELOPER'S CONTRACTOR WILL PROVIDE AS-BUILT DRAWINGS SHOWING THE EXACT LOCATION OF THE UNDERGROUND SUBSTRUCTURE INSTALLED TO SERVE THE 3b.iv. ALL SUBSTRUCTURE WORK, INCLUDING TRANSFORMER PADS, SWITCH PADS, PULL

BOXES, GROUNDING SYSTEMS, PRIMARY CONDUITS, AND SECONDARY CONDUITS, IS THE DEVELOPER'S RESPONSIBILITY AND SHALL BE DONE IN ACCORDANCE WITH BURBANK WATER AND POWER DRAWINGS AND SPECIFICATIONS. 3b.v. ANY EXISTING AND PROPOSED SUBSTRUCTURE ON-SITE AND OFF-SITE THAT MAY

AFFECT THE LOCATION OF THE NEW UNDERGROUND ELECTRICAL SYSTEM AND ANY OTHER IMPROVEMENTS SHALL BE IDENTIFIED AND SHOWN ON THE FINAL PLANS TO AVOID A POTENTIAL CONFLICT WITH OTHER SUBSTRUCTURES.

THE DEVELOPER'S CONTRACTOR SHALL INSTALL SECONDARY CONDUITS, PULL CABLE FROM THE TRANSFORMER TO THE SWITCHBOARD, AND TERMINATE THE SECONDARY CABLES ON THE SWITCHGEAR.

DEPENDING ON THE LOCATION OF THE SWITCHGEAR (WHETHER IT IS OUTSIDE OR INSIDE THE BUILDING), SECONDARY CONDUITS AND CABLES WILL BE INSPECTED AND APPROVED BY BOTH THE BWP INSPECTOR AND THE BUILDING INSPECTOR (SWITCHGEAR INSIDE THE BUILDING) OR BY THE BWP INSPECTOR (SWITCHGEAR OUTSIDE THE BUILDING). 3b.viii. THE BUILDING INSPECTOR WILL PROVIDE STRUCTURAL INSPECTION OF SECONDARY CONDUITS FOR COMPLIANCE WITH THE BUILDING CODE-CONCRETE ENCASEMENTS, FIREWALLS, SUPPORT OF THE CONDUIT PACKAGE, ETC. THE BWP INSPECTOR WILL INSPECT THE AMOUNT AND SIZE OF SECONDARY CONDUITS AND CABLES.

3c. SAFETY/CLEARANCES 3c.i. THE STATE OF CALIFORNIA PUBLIC UTILITIES COMMISSION GENERAL ORDER NO. 95 REQUIRES THAT NO BUILDING OR STRUCTURE BE ALLOWED TO ENCROACH WITHIN THE ENVELOPE 12' VERTICAL AND 6'HORIZONTAL FROM THE EXISTING HIGH VOLTAGE LINES ALONG THE EXISTING ALLEYS WITHIN THE PROJECT BOUNDARY. THE LINES ARE APPROXIMATELY 31 FEET FROM THE GRADE. THE ACTUAL HEIGHT AND LOCATION OF THE CONDUCTOR ATTACHMENT HAVE TO BE SURVEYED AND SHOWN ON THE PLANS.

3c.ii. THE STATE OF CALIFORNIA PUBLIC UTILITIES COMMISSION GENERAL ORDER NO. 95 REQUIRES THAT NO BUILDING OR STRUCTURE BE ALLOWED TO ENCROACH WITHIN THE ENVELOPE 8' VERTICALLY AND 3' HORIZONTALLY FROM THE EXISTING LOW VOLTAGE LINES ALONG THE EXISTING ALLEYS WITHIN THE PROJECT BOUNDARY. THE LINES ARE APPROXIMATELY 22 FEET FROM THE GRADE. THE ACTUAL HEIGHT AND LOCATION OF THE CONDUCTOR ATTACHMENT HAVE TO BE SURVEYED AND SHOWN ON THE PLANS.

3c.iii. THE STATE OF CALIFORNIA PUBLIC UTILITIES COMMISSION GENERAL ORDER NO. 95 REQUIRES THAT NO TEMPORARY SCAFFOLDING, PLATFORMS, OR SUPPORTING FRAMEWORK UPON WHICH MEN MAY WORK BE ALLOWED TO ENCROACH WITHIN THE REQUIRED CLEARANCE ENVELOPES, AS STATED IN THE PREVIOUS TWO COMMENTS 3c.iv. BURBANK WATER AND POWER RULES AND REGULATIONS REQUIRE THAT NO OPEN

PATIOS OR BALCONIES WILL BE ERECTED UNDERNEATH ANY HIGH-VOLTAGE OVERHEAD CONDUCTOR REGARDLESS OF VERTICAL CLEARANCE. (BWP RULES AND REGULATIONS 2.34(B) 3c.v. AS COMMENTED ABOVE, PLANS MUST BE REVISED TO AVOID ENCROACHMENT INTO THE ENVELOPE. BUILDING ELEVATIONS WILL SHOW THE EXISTING POWER POLES, THEIR

HEIGHT FROM NATURAL GRADE, CONDUCTOR ATTACHMENT HEIGHTS AND LOCATIONS (ALL

SURVEYED), AND THE DESCRIBED ABOVE ENVELOPES CLEAR FROM ANY PORTION OF THE BUILDING PER BWP DRAWING S-708 (ATTACHED). 3c.vi. THE DEVELOPER'S CONTRACTOR IS RESPONSIBLE FOR PROTECTING ANY EXISTING BURBANK WATER AND POWER FACILITIES IN PLACE. POWER POLES MUST BE PROTECTED IN PLACE TO PREVENT ANY MOVEMENT OF THE POLE BUTT DURING EXCAVATION. ANCHORS MUST ALSO BE PROTECTED TO PREVENT SLIPPAGE OR EXPOSURE THAT COULD RESULT IN THE REDUCTION OR LOSS OF HOLDING POWER. IF THESE REQUIREMENTS CANNOT BE MET, THEN NO EXCAVATION WILL BE ALLOWED WITHIN THREE FEET FROM THE FACE OF POLES AND FIVE

FEET FROM ANCHORS. (BWP RULES AND REGULATIONS 1.14, 2.01(E), 2.54 PER BMC 8-2-203) 3c.vii. THE DEVELOPER'S CONTRACTOR IS RESPONSIBLE FOR PROTECTING ANY EXISTING BURBANK WATER AND POWER UNDERGROUND FACILITIES FROM DAMAGE DURING CONSTRUCTION. NO CRANE-IMPOSED LOADS WILL BE ALLOWED ON ANY EXISTING MANHOLE OR PULL BOX STRUCTURES. (CALIFORNIA GOVERNMENT CODE 4216, BWP RULES AND

REGULATIONS 1.14, 2.01(E), 2.54 PER BMC 8-2-203) 3c.viii. ANY EXCAVATION RESTRICTING VEHICULAR ACCESS TO EXISTING BWP FACILITIES MAY REQUIRE THE RELOCATION OF SUCH FACILITIES PRIOR TO EXCAVATION AT THE DEVELOPER'S COST. (BWP RULES AND REGULATIONS 1.12, 1.14, 2.01(E), 2.52(F), 2.54 PER BMC

3d. AID-IN-CONSTRUCTION

- 3d.i. THE BURBANK WATER AND POWER FEES FOR PROVIDING ELECTRIC SERVICE ARE AID-IN-CONSTRUCTION (AIC) CHARGES SET FORTH IN SECTION 3.26 OF THE LATEST VERSION OF BWP'S RULES AND REGULATIONS FOR ELECTRIC SERVICE. AIC CHARGES ARE TO RECOVER THE
- ACTUAL COST OF: 3d.i.a. PROVIDING AND INSTALLING NEW FACILITIES TO SERVE THE CUSTOMER; 3d.i.b. CONDUCTING FEASIBILITY STUDIES AND ENGINEERING; 3d.i.c. RELOCATING EXISTING OVERHEAD OR UNDERGROUND FACILITIES.
- 3d.ii. A CUSTOMER OR DEVELOPER REQUESTING A NEW, UPGRADED, OR REPLACEMENT METERED ELECTRIC PANEL WILL BE CHARGED A CAPACITY CHARGE BASED ON THE KVA DEMAND OF SUCH NEW, UPGRADED, OR REPLACED METERED ELECTRIC PANELS, WHICH WILL BE APPLIED ACCORDING TO THE CURRENT CITY OF BURBANK FEE RESOLUTION. THE KVA DEMAND IS CALCULATED USING THE FORMULAS PER BWP RULES AND REGULATIONS 3.26(G). DEPENDING ON LOCAL SITE CONDITIONS AND THE LOCATION OF THE PROJECT, AIC COSTS CAN VARY WIDELY FROM PROJECT TO PROJECT. FOR REFERENCE, HISTORICAL AIC COSTS FOR DEVELOPMENTS BETWEEN 1 MVA AND 5 MVA HAVE RANGED FROM \$400,000 -

PERFORMING A FEASIBILITY STUDY EARLY ON IN THE PROJECT TO DETERMINE A PROPOSED ELECTRICAL ROUTE AND A ROUGH COST ESTIMATE. 3d.iv. IF ANY PORTION OF THE EXISTING BWP FACILITIES NEEDS TO BE UPGRADED OR RELOCATED DUE TO THE SUBJECT PROJECT, IT WILL BE DONE AT THE DEVELOPER'S EXPENSE. 3e. METERING/SERVICE (BWP RULES AND REGULATIONS 2.61-2.75 PER BMC 8-2-203) 3e.i. ALL ELECTRICAL INSTALLATIONS MUST CONFORM TO THE BURBANK WATER AND

\$1,200,000 (2021 DOLLARS) PER MVA. FOR PROJECTS IN THIS SIZE RANGE, BWP RECOMMENDS

POWER RULES AND REGULATIONS FOR ELECTRIC SERVICE (LATEST REVISION). 3e.ii. CONTACT BWP ENGINEERING AT (818) 238-3647 (RESIDENTIAL) OR AT (818) 238-3565 (COMMERCIAL) IF THE EXISTING SERVICE PANEL REQUIRES UPGRADING. 3e.iii. SERVICE TO THE ADDITION WILL BE FROM THE EXISTING CUSTOMER-OWNED

3e.iv. RELOCATE THE EXISTING SERVICE TO THE EXTERIOR OF THE BUILDING. 3e.v. FOR MULTI-METERED SERVICES, ALL NUMBERING MUST BE COMPLETED IN A PERMANENT MANNER AT ALL INDIVIDUAL UNITS AND METER SOCKETS BEFORE SERVICE CAN BE ENERGIZED. SEE BWP RULES AND REGULATIONS, SECTION 2.68 (C) FOR ACCEPTABLE LABELING (STENCILING OR RIVETED TAGS REQUIRED; PERMANENT MARKER IS

UNACCEPTABLE). CONTACT PUBLIC WORKS ENGINEERING FOR UNIT DESIGNATIONS 3e.vi. THE SERVICE SWITCHBOARD RATING SHALL BE LIMITED TO 3000 AMPS. FIVE COPIES OF EUSERC DRAWINGS OF THE SWITCHBOARD SHALL BE PROVIDED TO BWP FOR APPROVAL PRIOR TO SUBMITTAL TO THE MANUFACTURER. SERVICE SHALL NOT BE ENERGIZED UNLESS THESE DRAWINGS ARE PROVIDED.

3e.vii. OUTDOOR METER LOCATIONS ARE PREFERRED. WHEN ADEQUATE EXTERIOR WALL SPACE IS UNAVAILABLE, A SEPARATELY LOCKED, CLEARLY LABELED METER ROOM IS ACCEPTABLE. ALL METER ROOMS MUST BE LOCATED ON THE GROUND FLOOR AND HAVE TWO EXIT DOORS EQUIPPED WITH PANIC HARDWARE. AT LEAST ONE DOOR MUST LEAD DIRECTLY OUTSIDE. BWP MUST BE SUPPLIED AN ACCESS KEY TO THE ROOM, WHICH WILL BE INSTALLED IN A LOCK BOX ADJACENT TO THE DOOR. THE DEVELOPER SHALL CONSULT BWP FOR AN APPROVED LOCATION AND OBTAIN A SERVICE CONFIRMATION PRIOR TO ANY INSTALLATIONS.

GENERAL NOTES (CITY OF BURBANK)

EXCAVATION 1. During demolition or construction activities, unique archaeological resources as defined in California Public Resources Code Section 21083.2 are discovered, all demolition and/or construction activity must be halted for a period of time not to exceed two (2) weeks. While work is halted, a qualified archaeologist must examine the resource and determine the appropriate measures necessary to study or remove the resource to another site. The project applicant must comply with all reasonable mitigation measures recommended by the qualified archaeologist. Please indicate how the aforementioned standards are being addressed. 1.lf, during demolition or construction activities, unique archaeological resources as defined in California Public Resources Code Section 21083.2 are discovered, all demolition and/or construction activity must be halted for a period of time not to exceed two (2) weeks. While work is halted, a qualified archaeologist must examine the resource and determine the appropriate measures necessary to study or remove the resource to another site. The project applicant must comply with all reasonable mitigation measures recommended by the qualified archaeologist. Please indicate how the aforementioned standards are being addressed.

BUILDING AND SAFETY

- ALL PROJECTS SHALL COMPLY WITH TITLE 9, CHAPTER 1, OF THE BURBANK MUNICIPAL CODE, AND THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE. CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA GREEN BUILDING STANDARDS AND BUILDING ENERGY EFFICIENCY STANDARDS, INCLUDING ALL INTERVENING CODE CYCLES.
- PLANS AND REPORTS SUBMITTED FOR PLAN CHECK REVIEW ARE TO BE SUBMITTED ELECTRONICALLY, FOR MORE INFORMATION ABOUT THE ONLINE SUBMITTAL PROCESS, PLEASE CONTACT THE BUILDING DIVISION AT 818-238-5220 OR VIA EMAIL AT EPLANCHECK@BURBANKCA.GOV.
- 3. ALL CONDITIONS OF APPROVAL ARE TO BE REPRODUCED ON THE CONSTRUCTION DOCUMENT DRAWINGS AS PART OF THE APPROVED CONSTRUCTION SET.
- 4. ALL DEPARTMENTS THAT HAVE PROVIDE CONDITIONS OF APPROVAL ARE TO REVIEW DRAWINGS AND PROVIDE FINAL APPROVAL VIA ONLINE ELECTRONIC REVIEW, PRIOR TO ISSUANCE OF BUILDING PERMIT.
- 5. DEVELOPMENT IMPACT FEES ARE ASSESSED BY THE CITY FOR CONSTRUCTION OF NEW COMMERCIAL AND/OR RESIDENTIAL SQUARE FOOTAGE AS LISTED IN THE BURBANK FEE SCHEDULE AND TITLE 10, ARTICLE 22, OF THE BURBANK MUNICIPAL CODE. (BMC 10-22-1) 6. LOW IMPACT DEVELOPMENT: A LID PLAN IS REQUIRED FOR CITY REVIEW THAT PROVIDES A
- RETENTION IN COMPLIANCE WITH THE REQUIREMENTS OF THE LID ORDINANCE AND LID STANDARDS MANUAL. (BMC 9-3-414) 6a. BEST MANAGEMENT PRACTICES AND CONTROL MEASURES SHALL BE PRIORITIZED IN THE

COMPREHENSIVE. TECHNICAL DISCUSSION OF HOW THE PROJECT WILL PROVIDE ON-SITE

- FOLLOWING ORDER: ON-SITE INFILTRATION, BIORETENTION, AND/OR RAINFALL HARVEST. ON-SITE BIOFILTRATION, OFF-SITE GROUND WATER REPLENISHMENT, AND/OR
- OFF-SITE RETROFIT. NEW OR ADDITION/ALTERATION CONSTRUCTION PROJECTS WITHIN THE CITY OF BURBANK ARE SUBJECT TO MWELO REVIEW. (BMC 9-3-500)
- 7a. FULL STRUCTURE DEMOLITION AND NEW CONSTRUCTION ARE REQUIRED TO PROVIDE A FULL MWELO PLAN CHECK SET FOR REVIEW NEW OR REPLACEMENT LANDSCAPE AREAS FOR RESIDENTIAL AND NON-RESIDENTIAL PROJECTS BETWEEN 500 (NEW) AND 2,500 (REPLACEMENT) SQUARE FEET REQUIRING A BUILDING OR LANDSCAPE PERMIT, PLAN CHECK, OR DESIGN REVIEW WILL BE REQUIRED TO

COMPLETE, EITHER A PERFORMANCE OR PRESCRIPTIVE COMPLIANCE METHOD. FULL HOUSE

- DEMOLITION WILL REQUIRE MWELO REVIEW, EITHER PRESCRIPTIVE OR PERFORMANCE, NO 8. THE PROPERTY SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS FOR THE VARIOUS OCCUPANCIES AS STATED IN CALIFORNIA BUILDING CODE CHAPTER 11. ACCESSIBILITY
- REGULATIONS APPLY TO ALL COMMON AREAS AND POOLS AND SPAS. (BMC 9-1-2 & CBC CH 11) THE PARKING LAYOUT WILL HAVE TO COMPLY WITH CITY STANDARDS, INCLUDING MINIMUM
- TURNING RADII FOR ACCESSING PARKING STALLS. (BMC 10-1-1401) 10. SEPARATE PERMITS WILL BE REQUIRED FOR THE FOLLOWING: (BMC 9-1-1-105) 10a. DEMOLITION, GRADING&SHORING, ARCHITECTURAL & STRUCTURAL, MECHANICAL,
- PLUMBING, ELECTRICAL 11. DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF BUILDING OFFICIAL. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL LIST THE DEFERRED SUBMITTALS ON CONSTRUCTION DOCUMENTS FOR REVIEW. (BMC 9-1-2 & CBC
- 12. SCREENING WILL BE REQUIRED FOR EQUIPMENT LOCATED IN FRONT AND SIDE YARDS. THE SCREENING WILL INCLUDE THE ELECTRICAL PANELS, A/C COMPRESSOR UNITS, GAS METERS, AND TRANSFORMERS. ALL SCREENING WILL BE SUBJECT TO APPROVAL BY PLANNING AND BUILDING DIVISIONS, AND BWP. (BMC 10-1-603 & 10-1-1113.1)
- 13. GRADING AND DRAINAGE PLANS WILL BE REQUIRED, AND A SEPARATE GRADING & SHORING PERMIT WILL BE REQUIRED. GEOTECHNICAL REPORT TO BE SUBMITTED ALONG WITH GRADING
- & SHORING PERMIT APPLICATION. (BMC 9-3-403) 14. THE CITY'S MANDATORY CONSTRUCTION & DEMOLITION DEBRIS DIVERSION ORDINANCE REQUIRES THE RECYCLING AND DIVERSION OF AT LEAST 65% OF CONSTRUCTION AND DEMOLITION DEBRIS. A REFUNDABLE DEPOSIT AND NON-REFUNDABLE ADMINISTRATIVE FEE WILL BE COLLECTED PRIOR TO PERMIT ISSUANCE. THE ORDINANCE APPLIES TO ALL DEMOLITIONS AND TO NEW CONSTRUCTION, ADDITIONS, REMODELS, RENOVATION, TENANT IMPROVEMENT AND ALTERATION PROJECTS OVER 500 SQUARE FEET IN SCOPE OF WORK. (BMC
- 15. A STAMPED SETBACK CERTIFICATION BY A LICENSED SURVEYOR WILL BE REQUIRED TO CERTIFY THE LOCATION OF THE NEW CONSTRUCTION IN RELATION TO THE SETBACKS PRIOR
- TO THE FIRST FOUNDATION INSPECTION. (BMC 9-1-1-107) 16. PLANS SUBMITTED FOR PLAN CHECK MUST BE STAMPED BY STATE-LICENSED ARCHITECT OR ENGINEER UNLESS THE PROJECT IS ONE OF THE FOLLOWING LISTED BELOW AND COMPLIES WITH CONVENTIONAL LIGHT WOOD FRAME CONSTRUCTION REQUIREMENTS IN THE CBC: (BMC
- 16a. WOOD-FRAMED, SINGLE-FAMILY DWELLINGS NOT MORE THAN TWO STORIES IN HEIGHT; 16b. WOOD-FRAMED, MULTI-FAMILY DWELLINGS NOT MORE THAN TWO STORIES IN HEIGHT,
- 16c. WOOD-FRAMED, GARAGES OR ACCESSORY STRUCTURES FOR SINGLE-FAMILY DWELLINGS NOT MORE THAN TWO STORIES IN HEIGHT; 16d. NON-STRUCTURAL OR NON-SEISMIC STOREFRONTS, INTERIOR ALTERATIONS, OR
- 17. APPROVED HOURS OF CONSTRUCTION ARE: (BMC 9-1-1-105.10)

AND LIMITED TO FOUR DWELLING UNITS PER PARCEL;

- 17a. MONDAY FRIDAY 7:00 AM TO 7:00 PM 17b. SATURDAY 8:00 AM TO 5:00 PM
- 17c. NO CONSTRUCTION IS PERMITTED BY CONTRACTORS OR SUBCONTRACTORS AFTER HOURS, ON SUNDAY OR ON CITY HOLIDAYS WITHOUT PRIOR WRITTEN REQUEST AND APPROVAL FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

BURBANK WATER AND POWER (ELECTRIC)

- 1. BWP ELECTRIC CONDITIONS ON THIS PROJECT (GENERAL REQUIREMENTS) 1a. COMPLY WITH THE LATEST BURBANK WATER AND POWER RULES & REGULATIONS FOR UTILITY SERVICE. THE RULES ARE AUTHORIZED BY BURBANK MUNICIPAL CODE, TITLE 8,
- CHAPTER 2, SECTION 8.2, AND ARE APPROVED BY THE COUNCIL OF THE CITY OF BURBANK ON AN ANNUAL BASIS. 1A.i. THE RULES AND REGULATIONS CAN BE VIEWED AT: HTTPS://BURBANKWATERANDPOWER.COM/ELECTRIC/RULES-AND-REGULATIONS 1b. COMPLY WITH THE LATEST BURBANK WATER AND POWER ELECTRIC SPECIFICATIONS
- SERVICE. THE LATEST ELECTRIC SPECIFICATIONS CAN BE VIEWED AT HTTPS://BURBANKWATERANDPOWER.COM/ELECTRIC/SPECIFICATIONS 2. ISSUES IDENTIFIED DURING PRELIMINARY REVIEW REQUIRING CORRECTION 2a. A LOAD SCHEDULE AND SECONDARY SERVICE SCHEMATIC WILL BE REQUIRED TO

AUTHORIZED BY THE BURBANK WATER AND POWER RULES & REGULATIONS FOR UTILITY

- DETERMINE THE EXTENT OF THE ELECTRICAL LOAD REQUIREMENTS. 2b. THE EXISTING UNDERGROUND ELECTRICAL SERVICE WILL NEED TO BE REPLACED AND RELOCATED CLEAR OF THE PROJECT. IF THE CUSTOMER'S ENGINEER DETERMINES THAT A THREE-PHASE SERVICE IS UNNECESSARY AND THE PROJECT ONLY REQUIRES 400A (2X 200A) OF SINGLE-PHASE SERVICE, THE EXISTING UNDERGROUND ELECTRICAL SERVICE WILL NEED TO BE REPLACED AND RELOCATED TO THE NORTH SIDE OF THE BUILDING. BWP WILL NEED TO REMOVE THE EXISTING UNDERGROUND CONDUCTORS AND ENERGIZE THE NEW SERVICE. THE TOTAL BWP AIC WILL LIKELY BE UNDER \$5,000 FOR THE SERVICE RELOCATION. ADDITIONALLY, THIS COST DOES NOT REFLECT CUSTOMER EQUIPMENT LIKE THE MAIN SERVICE PANEL.
- GENERAL COMMENTS APPLICABLE TO THIS PROJECT 3a. LOAD REQUIREMENTS (BWP RULES AND REGULATIONS 2.01(D), 2.01(J), 3.26 PER BMC

INSTALLATION, ETC., WHICH WILL NEED TO BE DONE BY THE CONTRACTOR.

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM

MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET,

PROJECT NUMBER

BURBANK, CA 91504

CLIENT NAME: **CLIENT ADDRESS:** CITY OF BURBANK 150 N. THIRD STREET BURBANK, CA 91502

2417

CONSULTANTS

MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd. Torrance, CA 90503

Phone: 310.464.8404

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254

Phone: 213.239.9700

LANDSCAPE YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030

DRAWING TITLE:

GENERAL NOTES (CITY OF BURBANK)

PLAN CHECK SET

08/17/2024 Drawn by SD, TD

Scale

Checked by

Date

SD

GENERAL NOTES (CITY OF BURBANK)

6a. § 4.35: THE WATER SERVICE FOR THIS PROJECT MUST BE PROVIDED WITH PROTECTIVE DEVICES THAT PREVENT OBJECTIONABLE SUBSTANCES FROM BEING INTRODUCED INTO THE PUBLIC WATER SUPPLY SYSTEM, PER TITLE 17 OF THE CALIFORNIA ADMINISTRATIVE CODE. A MINIMUM \$50 BACKFLOW PREVENTION PLAN CHECK FEE AND UP TO ACTUAL COST WILL BE APPLIED. BOTH DOMESTIC AND FIRE SERVICES WILL REQUIRE INSTALLATION OF BACKFLOW PREVENTION DEVICES. BACKFLOW DEVICES MUST BE INSTALLED ON THE APPLICANT'S PROPERTY AND AS CLOSE AS POSSIBLE TO THE PROPERTY LINE (STANDARD DRAWING NO. BWP-615).

RECYCLED WATER:

7a. § 5.01 & 5.15: RECYCLED WATER SHALL BE UTILIZED FOR CONSTRUCTION, GRADING, AND DUST CONTROL. CONTACT WATER ENGINEERING FOR FEES AND PERMITTING REQUIREMENTS. 7b. § 5.02: RECYCLED WATER IS AVAILABLE TO YOUR PARCEL. ALL LANDSCAPE IRRIGATION MUST BE SERVED BY A DEDICATED RECYCLED WATER LANDSCAPE IRRIGATION SERVICE. 7c. § 5.02: RECYCLED WATER WILL BE AVAILABLE TO YOUR PARCEL IN THE FUTURE. UNTIL RECYCLED WATER IS AVAILABLE, LANDSCAPE IRRIGATION MUST BE SERVED BY A DEDICATED LANDSCAPE SERVICE PROTECTED BY A BWP APPROVED PREVENTION DEVICE. WHEN RECYCLED WATER IS AVAILABLE YOU MUST IMMEDIATELY CONVERT, AT YOUR COST; ALL LANDSCAPE IRRIGATION FROM POTABLE WATER TO RECYCLED WATER.

- 8. THE PROJECT SHALL COMPLY WITH SECTIONS 1 AND 4 OF THE BURBANK WATER AND POWER RULES AND REGULATIONS.
- 9. § 4.36: TEMPORARY POTABLE WATER MAY BE SUPPLIED FROM THE 2" EXISTING SERVICE LOCATED ON 2244 N. BUENA VISTA ST. THE EXISTING METER(S) AND BOX(ES) MUST ALWAYS BE PROTECTED IN PLACE.
- 10. § 4.36: WATER MAY BE SUPPLIED TEMPORARILY FROM A HYDRANT DURING CONSTRUCTION OPERATIONS. CONTACT WATER ENGINEERING CONCERNING FEES, REQUIRED PERMIT, AND

GENERAL NOTES (CITY OF BURBANK)

- 1. WILL NEED TO BE CABLED FOR SURVEILLANCE.
- ELECTRONIC ACCESS CONTROL
- 1. WILL NEED TO BE CABLED FOR MAIN ENTRANCE DOORS, MPOE, EXTERIOR ENTRANCE GATES
- 2. PATHWAYS FOR FUTURE CABLE PULLS WILL NEED TO BE IDENTIFIED ON LOW VOLTAGE SYSTEMS PLAN FOR APPROVAL

PARKS AND RECREATION DEPARTMENT

- 1. MUST COMPLY WITH MUNICIPAL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) REQUIREMENTS IF OVER 500 SQUARE FEET OF LANDSCAPE
- 2. ALL STREET TREES SHALL BE A MINIMUM OF 24" BOX SIZE.
- 3. TREES IN GRASS SHALL BE INSTALLED WITH ARBOR GUARDS.
- 4. GC TO INSTALL THE STREET TREES, THEY MUST CONTACT THE FORESTRY SUPERVISOR, AT (818) 238-5343, AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO INSTALLATION. FAILURE TO CONTACT THE CITY FOR INSPECTION AND INSTALLATION MAY CAUSE THE REMOVAL AND REPLACEMENT AT THE OWNER'S EXPENSE.

POLICE DEPARTMENT

- 1. ALL OUTSIDE LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF BURBANK MUNICIPAL CODE 5-3-505 - OUTSIDE LIGHTING.
- 2. PURSUANT TO BURBANK MUNICIPAL CODE 9-1-1-2703 PUBLIC SAFETY UHF RADIO AMPLIFICATION SYSTEM, ALL BUILDINGS AND PARKING STRUCTURES SHALL BE CAPABLE OF SUPPORTING EMERGENCY SAFETY SERVICE RADIO COMMUNICATION SYSTEMS. ALL ENCLOSED AND/OR SUBTERRANEAN INTERIOR AREAS OF THIS PROJECT WILL BE TESTED UPON COMPLETION OF CONSTRUCTION TO DETERMINE THE RADIO SIGNAL TRANSPARENCY. ANY BUILDINGS OR STRUCTURES WHICH CANNOT PASS THE APPROPRIATE RADIO SIGNAL STRENGTH TEST MAY REQUIRE INSTALLATION OF A RADIATING CABLE ANTENNAE OR INTERNAL MULTIPLE ANTENNAE LOW POWER REPEATER SYSTEM WITH OR WITHOUT FCC-TYPE ACCEPTED BI-DIRECTIONAL UHF AMPLIFIERS AS NECESSARY TO MEET THIS REQUIREMENT.
- 3. BUILDINGS/STRUCTURES SHALL DISPLAY A STREET NUMBER IN ACCORDANCE WITH BURBANK MUNICIPAL CODE 9-2-505.1(A) – RESIDENTIAL BUILDING IDENTIFICATION AND/OR BURBANK MUNICIPAL CODE 9-2-505.1(B) – COMMERCIAL BUILDING IDENTIFICATION.
- 4. PURSUANT TO BURBANK MUNICIPAL CODE 9-2-505.1.1 APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY AND FROM THE ALLEY OR REAR ACCESSWAY TO THE PROPERTY. NUMBERS/ADDRESSES ON RESIDENTIAL STRUCTURES SHALL BE AT LEAST FOUR (4) INCHES (101.6 MM) IN HEIGHT WITH THREE-FOURTHS (3/4) INCH (19.1 MM) STROKE. ALL OTHER OCCUPANCIES SHALL HAVE NUMBERS/ADDRESSES A MINIMUM OF SIX (6) INCHES (152.4 MM) IN HEIGHT WITH THREE-FOURTHS (3/4) INCHES (19.1) STROKE. ALL NUMBERS/ADDRESSES SHALL CONTRAST WITH THEIR BACKGROUND.
- 5. PURSUANT TO BURBANK MUNICIPAL CODE 9-2-506.1(A) KEY BOXES FOR POLICE: 5a. RESIDENTIAL DWELLINGS: WHEN ACCESS TO OR WITHIN A MULTIPLE-FAMILY DWELLING OR COMPLEX OR PRIVATE RESIDENTIAL COMMUNITY IS UNDULY DIFFICULT BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFESAVING OR POLICE PURPOSES, A KEY BOX IS TO BE INSTALLED IN AN ACCESSIBLE LOCATION. THE KEY BOX SHALL CONTAIN KEYS TO ALLOW ACCESS TO SECURITY GATES OR DOORS AS REQUIRED BY

5b. BUILDINGS: WHEN ACCESS TO OR WITHIN A MULTI-OCCUPANCY BUILDING IS UNDULY DIFFICULT BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFESAVING OR OTHER POLICE PURPOSES, A KEY BOX MAY BE REQUIRED BY THE CHIEF OF POLICE.

THE INSTALLATION SHALL OCCUR DURING THE CONSTRUCTION PHASE. DEPENDING ON THE SIZE OF THE DEVELOPMENT, MORE THAN ONE "KEY BOX FOR POLICE" MAY BE REQUIRED. YOUR PROJECT REQUIRES A "KEY BOX FOR POLICE," ALSO KNOWN AS KNOXBOX, TO BE INSTALLED IN THE FOLLOWING LOCATION(S):

POLICE KNOXBOX TO BE MOUNTED ON THE WALL ADJACENT TO THE MAIN FRONT DOOR. THE BOX MUST BE VISIBLE WHILE STANDING AT THE FRONT DOOR, AND EASILY ACCESSIBLE.

- 6. RECOMMENDATION PREVENTIVE MEASURES SHOULD BE TAKEN TO SECURE ANY ENTRANCES TO THE BUILDING(S) FROM ANY PARKING STRUCTURES TO PREVENT THE POSSIBILITY OF THEFT OR BURGLARY. (BURBANK2035 GENERAL PLAN SAFETY ELEMENT GOAL 3, POLICY 3.2 - REDUCE OPPORTUNITIES FOR CRIMINAL ACTIVITY THROUGH PHYSICAL DESIGN STANDARDS SUCH AS CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) AND YOUTH PROGRAMS RECREATION OPPORTUNITIES, EDUCATIONAL PROGRAMS, AND COUNSELING SERVICES.)
- 7. RECOMMENDATION ALL EXTERIOR DOORS, OTHER THAN PRIMARY ENTRY DOORS, SHALL BE SELF-CLOSING AND SELF-LOCKING TO PREVENT TRESPASSING. (BURBANK2035 GENERAL PLAN SAFETY ELEMENT GOAL 3, POLICY 3.2 – REDUCE OPPORTUNITIES FOR CRIMINAL ACTIVITY THROUGH PHYSICAL DESIGN STANDARDS SUCH AS CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) AND YOUTH PROGRAMS, RECREATION OPPORTUNITIES. EDUCATIONAL PROGRAMS. AND COUNSELING SERVICES.)
- 8. RECOMMENDATION SECURE FENCING AROUND THE CONSTRUCTION SITE WITH LOCKING GATES AND APPROPRIATE LIGHTING SHOULD BE INSTALLED DURING CONSTRUCTION TO PREVENT TRESPASSING AND THEFT. DURING CONSTRUCTION, THE POLICE DEPARTMENT SHOULD BE GIVEN THE EMERGENCY CONTACT INFORMATION OF CONTRACTORS AND OWNERS FOR ANY PROBLEMS ENCOUNTERED AFTER NORMAL CONSTRUCTION HOURS. (BURBANK2035 GENERAL PLAN SAFETY ELEMENT GOAL 3, POLICY 3.2 - REDUCE OPPORTUNITIES FOR CRIMINAL ACTIVITY THROUGH PHYSICAL DESIGN STANDARDS SUCH AS CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) AND YOUTH PROGRAMS, RECREATION OPPORTUNITIES, EDUCATIONAL PROGRAMS, AND COUNSELING SERVICES.)
- 9. RECOMMENDATION TO ENSURE CONSTRUCTION PERSONNEL IS AWARE OF THE RESTRICTED CONSTRUCTION TIMES, THE DEVELOPER SHOULD INSTALL A LEGIBLE, PROFESSIONALLY MADE SIGN(S) 2 FT. X 3 FT. IN SIZE IN LOCATION(S) SATISFACTORY TO THE CITY PLANNER AND THE POLICE DEPARTMENT THAT STATES, "NOTICE: THE CITY OF BURBANK LIMITS CONSTRUCTION ACTIVITIES OF THIS PROJECT (DEMOLITION, EXCAVATION, GRADING, ACTUAL CONSTRUCTION, AND LANDSCAPING) AS FOLLOWS: 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY, AND FROM 8:00 AM TO 5:00 PM ON SATURDAY. THERE SHALL BE NO WORK PERFORMED ON SUNDAYS OR MAJOR HOLIDAYS." ANY EXCEPTIONS WOULD BE SUBJECT TO THE APPROVAL OF THE DIRECTORS OF BOTH THE COMMUNITY DEVELOPMENT AND PUBLIC WORKS DEPARTMENTS.

9a. BURBANK MUNICIPAL CODE 9-1-1-105.10 – CONSTRUCTION HOURS: THE FOLLOWING CONSTRUCTION HOURS SHALL APPLY TO ALL CONSTRUCTION, ALTERATION, MOVEMENT. ENLARGEMENT, REPLACEMENT, REPAIR, EQUIPMENT, MAINTENANCE, REMOVAL, AND DEMOLITION WORK REGULATED BY THIS CODE:

- MONDAY FRIDAY 7:00 A.M. TO 7:00 P.M. SATURDAY 8:00 A.M. TO 5:00 P.M. SUNDAY AND CITY HOLIDAYS – NONE
- 10. RECOMMENDATION STAIRWELLS, THE INTERIORS OF WHICH ARE NOT COMPLETELY VISIBLE WHEN FIRST ENTERING, SHALL HAVE MIRRORS SO PLACED AS TO MAKE THE WHOLE STAIRWELL INTERIOR VISIBLE TO PEDESTRIANS OUTSIDE. (BURBANK2035 GENERAL PLAN SAFETY ELEMENT GOAL 3, POLICY 3.2 – REDUCE OPPORTUNITIES FOR CRIMINAL ACTIVITY THROUGH PHYSICAL DESIGN STANDARDS SUCH AS CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) AND YOUTH PROGRAMS, RECREATION OPPORTUNITIES, EDUCATIONAL PROGRAMS, AND COUNSELING SERVICES.)

BURBANK WATER AND POWER (WATER)

- 1. § 4.31 (D) AND 4.31 (E): THE APPLICANT SHALL BE RESPONSIBLE FOR ALL ADDITIONAL COSTS OF CONNECTION, INSTALLATION, AND ABANDONMENT
- 2. § 4.36: WATER MAY BE SUPPLIED TEMPORARILY FROM A HYDRANT. CONTACT WATER ENGINEERING CONCERNING FEES, REQUIRED PERMIT, AND FITTINGS.
- 3. § 4.30 (B): DOMESTIC METER SIZE SHALL BE ADEQUATE TO PROVIDE THE REQUIRED FLOW, AS DETERMINED BY A LICENSED PLUMBER, ARCHITECT OR ENGINEER, CALCULATED FROM THE NUMBER OF FIXTURE UNITS FOR THE PROPOSED DEVELOPMENT, PURSUANT TO THE CPC, CCR, TITLE 24. PART 5. PRIOR TO FINAL APPROVAL AND PREPARATION OF AN ESTIMATE BY THE BWP. WATER DIVISION, THE APPLICANT SHALL OBTAIN APPROVAL FROM THE FIRE DEPARTMENT FOR APPROPRIATE FIRE SERVICE SIZE AND APPURTENANCE SELECTION. A DEPOSIT WILL THEN BE COLLECTED TO COVER CONSTRUCTION COSTS FOR ALL REQUIRED SERVICES.
- 4. § 4.14 & 4.15: IF THE FIRE DEPARTMENT REQUIRES ANY NEW FIRE HYDRANTS AND/OR FIRE SERVICES FOR THIS DEVELOPMENT, THE APPLICANT SHALL REQUEST AN ESTIMATE FOR SAME FROM BWP WATER DIVISION. THE FULL DEPOSIT FOR ANY REQUIRED WORK (INCLUDING UPGRADING THE FIRE SERVICE/BACKFLOW DEVICE) MUST BE PAID BEFORE THE WATER DIVISION APPROVES THE PROJECT PLANS.
- 5. § 1.10: A SERVICE CONNECTION SHALL NOT BE USED TO SUPPLY UTILITY SERVICES TO ANY PARCEL OF LAND OTHER THAN THE PARCEL FOR WHICH THE SERVICE CONNECTION IS ASSIGNED. IF MULTIPLE PARCELS ARE NOT CONSOLIDATED INTO ONE PARCEL, EACH PARCEL WILL REQUIRE THEIR OWN POTABLE AND FIRE WATER SERVICES.
- 6. CROSS-CONNECTION PREVENTION AND CONTROL:



2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET,

REUSE

CLIENT NAME:

PROJECT NUMBER

CITY OF BURBANK

BURBANK, CA 91504

CLIENT ADDRESS: 150 N. THIRD STREET

BURBANK, CA 91502

2417

CONSULTANTS

MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254

Phone: 213.239.9700

LANDSCAPE YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030

DRAWING TITLE:

GENERAL NOTES (CITY OF BURBANK)

PLAN CHECK SET Date 08/17/2024

SD, TD Checked by

PROPOSED TOTAL OPENING: 12 / 138 = 9%

2 ALLOWABLE OPENING ANALYSIS

3/32" = 1'-0"

LEGEND

1-HR INT. FIRE RATED WALL (EXISTING CONC. WALL)





EXIT SIGN LOCATIONS (PER SECTION 2016 CBC 1013)

CODE: 2022 CALIFORNIA BUILDING CODE (CBC) based on the 2022 International Building Code.

REGULATIONS & GUIDELINES

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

APPLICABLE CODES,

OCCUPANCY CLASSIFICATION ANALYSIS: N	MIXED OCCUPANCY (Section 302.1, 2022 CBC
GROUP: A-3 (Section 303.4, 2022 CBC)	TITLE: ASSEMBLY
GROUP: R-2 (Section 310.3, 2022 CBC)	TITLE: RESIDENTIAL
GROUP: S-2 (Section 304.1, 2022 CBC)	TITLE: LOW HAZARD STORAGE
GROUP: B (Section 309.1, 2022 CBC)	TITLE: BUSINESS

OCCUPANCY SEPARATION ANALYSIS: (2022 CBC TABLE 508.4)						
OCCUPANCY GROUP	REQUIRED FIRE RATING					
A-3 / B	1-HOUR					
A-3 / R-2	1 HOUR					
R-2 / S-2	1 HOUR					
B / S-2	NONE					
B / R-2	NONE					

AUTOMATIC SPRINKLER SYSTEMS COMPLYING WITH NFPA-13 REQUIREMENTS SHALL BE PROVIDED. SYSTEM SHALL ALSO COMPLY WITH REQUIREMENTS OUTLINED IN 2022 CBC SECTION 903.3.1.1.

60'-0" *

2 (V-B) *

HEIGHT

NUMBER OF STORIES

ALLOWABLE HEIGHT ANALYSIS: (2022 CBC TABLE 504.4)							
CONSTRUCTION TYPE:	TYPE V-B (2022 CE	CBC TABLE 503)					
	ALLOWABLE	ACTUAL (MEASURED FROM GRADE PLANE)					

17 FT +/-

1-STORY

* BASED ON MOST RESTRICTIVE REQUIRMEENT PER OCCU. TYPE A-3 PER CBC 508.3 AS NONSEPARATED OCCUPANCIES.

ALLOWABLE AREA CALCULATIONS - PER FLOOR (2022 CBC TABLE 506.2) AREA (GSF) GROUP ALLOWABLE (Aa) ACTUAL (At) At / Aa						
AREA (GSF)	GROUP	ALLOWABLE (Aa)	ACTUAL (At)	At / Aa		
FIRST FLR. (TYPE V-B)	A-3	24,000 *	4,484			

* BASED ON MOST RESTRICTIVE REQUIRMEENT PER OCCU. TYPE A-3 PER CBC 508.3 AS NONSEPARATED OCCUPANCIES.

FIRE RESISTANCE RATING REQ. FOR BLDG. ELEMENTS (2022 CBC TABLE 601)									
BUILDING ELEMENT		TYPE V-B							
STRUCTURAL FRAME		0 HOUR							
BEARING WALLS (EXTERIOR)		0 HOUR							
BEARING WALLS (INTERIOR)		0 HOUR							
NON-BEARING WALLS (EXTERIOR)		0 HOUR							
FLOOR CONSTRUCTION		0 HOUR							
ROOF CONSTRUCTION		0 HOUR							

Fire Resistance Rating requirements for Exterior Walls Based on Fire Separation Distance (2022 CBC TABLE 601)

FIRE SEPARATION DIS	STANCE REQ. FOR BLD	G. ELEMENTS (2022 CBC TABLE 601)
FIRE SEPARATION DISTANCE = X	TYPE OF CONSTRUCTION	OCCUPANCY GROUP: A, S-2, R-2, B, M
X< 5 FEET	ALL	1 HOUR
5 ≤ X <10 FEET	1A	1 HOUR
	OTHERS	1 HOUR
10 ≤ X ≤30 FEET	IA,IB	1 HOUR
10 = X =00 1 EE1	IIB,VB,	0
	OTHERS	1 HOUR
X≥ 30 FEET	ALL	0

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION (2022 CBC TABLE 705.8).

FIRE SEPARATION DISTANCE (FEET)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA	
TO LESS THAN 3	ALL	NOT PERMITTED	
TO LESS THAN 5	UNPROTECTED, SPRINKLERED	15 %	
	PROTECTED	15 %	
TO LESS THAN 10	UNPROTECTED, SPRINKLERED	25 %	
7 10 2200 111/111 10	PROTECTED	25 %	
0 TO LESS THAN 15	UNPROTECTED, SPRINKLERED	45 %	
0 10 2200 111/11 10	PROTECTED	45 %	
5 TO LESS THAN 20	UNPROTECTED, SPRINKLERED	75 %	
0 10 2200 11 // 11 20	PROTECTED	75 %	
0 TO LESS THAN 30	UNPROTECTED, SPRINKLERED	NO LIMIT	
.0 10 2200 11 // 11 00	PROTECTED	NO LIMIT	
0 OR GREATER	UNPROTECTED, SPRINKLERED	NO LIMIT	
o on one, then	PROTECTED	NO LIMIT	

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET,

BURBANK, CA 91504

PROJECT NUMBER

CLIENT ADDRESS: CITY OF BURBANK 150 N. THIRD STREET

BURBANK, CA 91502

2417

CONSULTANTS

CLIENT NAME:

MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254 Phone: 213.239.9700

LANDSCAPE YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030 Phone: 323.258.5222

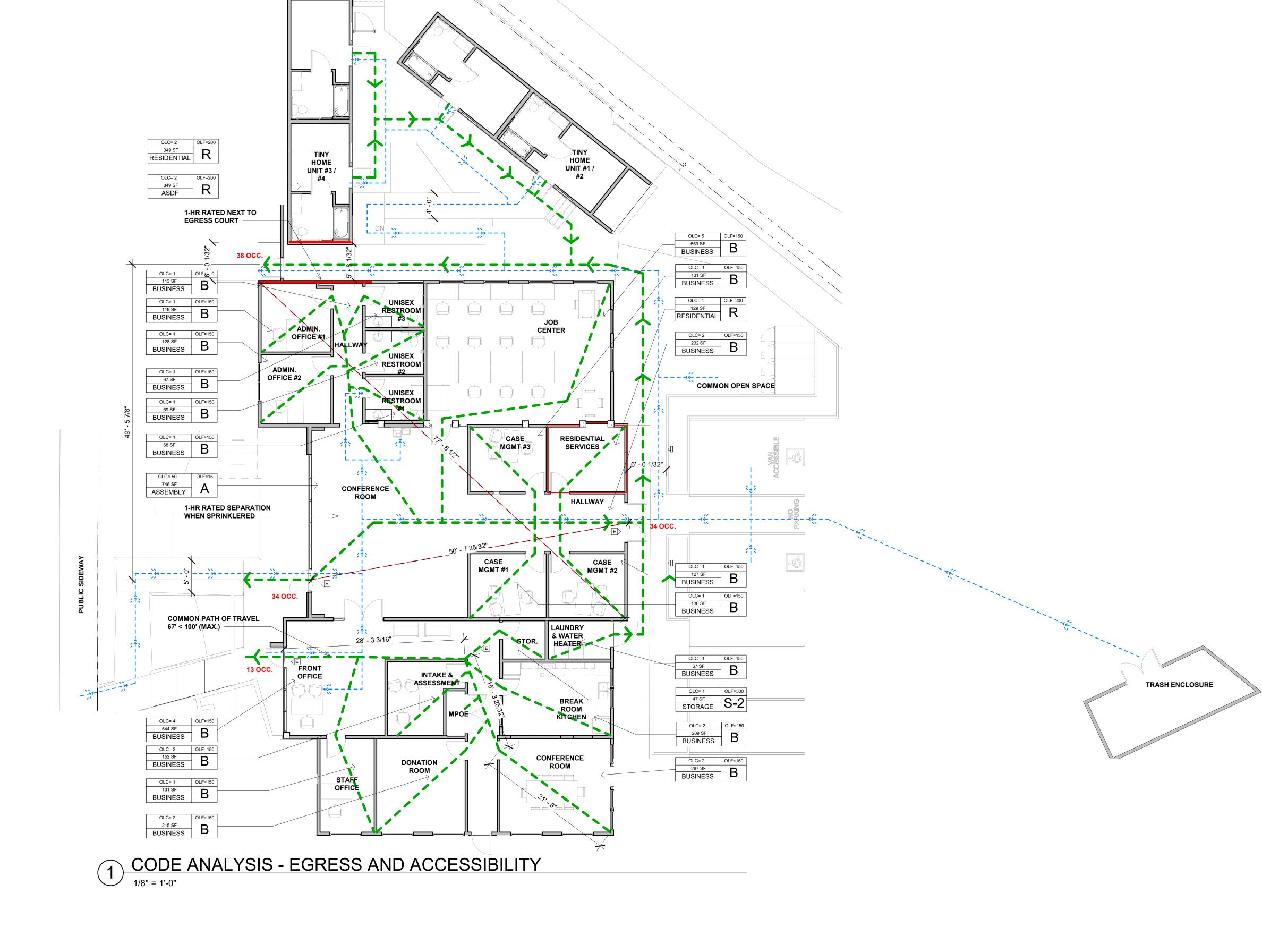
DRAWING TITLE: CODE ANALYSIS

Scale

PLAN CHECK SET 08/17/2024 SD, TD Drawn by Checked by

G3.01

As indicated



WHITE COLOR

DARK BLUE BACKGROUND

constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

CLIENT ADDRESS: 150 N. THIRD STREET

2417

BURBANK, CA 91502

MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd.

CONSULTANTS

Torrance, CA 90503 Phone: 310.464.8404 CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES

319 Main Street El Segundo, CA 90254 Phone: 213.239.9700

YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030 Phone: 323.258.5222

REUSE **CLIENT NAME:** CITY OF BURBANK

REQUIREMENTS: 1. SIGN SHALL NOT BE SMALLER THAN 70 SQ. IN. 2. LOCATE SIGN AT A MIN. HT. OF 80 IN. FROM BOTTOM OF SIGN TO 3. SIGN MAY ALSO BE CENTERED AT WALL AT THE INT. END OF STALL AT A **RESERVED** MIN. HT. OF 60" FROM PARKING FINISH GRADE.

ADA ACCESSIBLE SIGN AT STALL

REQUIREMENTS: SIGN SHALL BE PAINTED ON THE GROUND WITHIN LOADING OR UNLOADING AISLES. SIGN SHALL BE PAINTED IN WHITE LETTERS NOT LESS THAN 12" HIGH. SIGN SHALL BE LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS.

PARKING

NO PARKING SIGN

EMBLEM MUST BE LOCATED IN STALL SO THAT IT IS VISIBLE BY A TRAFFIC ENFORCEMENT OFFICER WHEN A VEHICLE IS PROPERLY PARKED IN THE SPACE. (CENTER



WHITE SYMBOL OF HIGH x 36" WIDE ON A BLUE BACKGROUND (CBC 11B-703.7.2.1)

ACCESSIBILITY TO BE 36"

SIGNAGE DETAILS

Date 08/17/2024 SD, TD Drawn by Checked by

PLAN CHECK SET

DRAWING TITLE:

As indicated

Tactile exit signs shall be required at the following locations: 1. Each grade-level exterior exit door shall be identified by a tactile exit sign with the word, "EXIT." 2. Each exit door that leads directly to a grade-level exterior exit by means of an exit enclosure that does not utilize a stair or ramp, or an exit passageway shall be identified by a tactile exit sign with the words, "EXIT ROUTE." 3. Each exit access door from an interior room or area that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words, "EXIT ROUTE." 4. Each exit door through a horizontal exit shall be identified by a tactile exit sign with the words, "TO EXIT **EXIT** ROUTE CORRESPONDING GRADE II BRAILLE CALIFORNIA **GRADE 2 RAISED** F.F DOME DOTES

CHARACTERS ARE RAISED 1/32" COMPLY WITH CBC SECTION 11B-216.4, 11B-703.1, 11B-703.2, 11B-703.3 AND 11B-703.5 REQUIREMENTS.

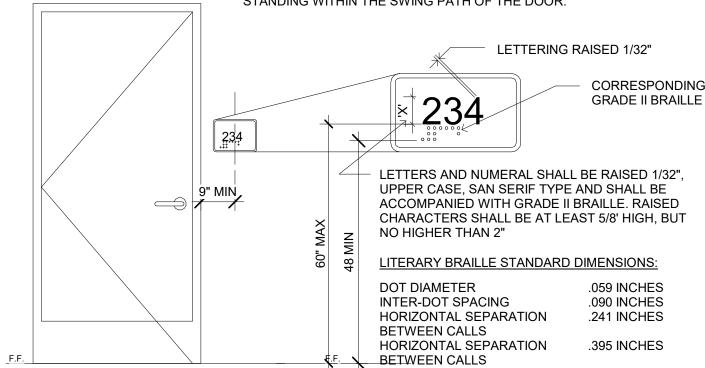
TACTILE EXIT SIGNAGE

1. ATTACH SIGNS USING (4) COUNTERSUNK (4) AND ADHESIVE. SIGN SHALL BE MTD. 60" ABOVE F.F.L IF WALL MOUNTED, 80" ABOVÉ F.F.L IF POST MOUNTED. 2. DIRECTIONAL SIGNAGE. WAY FINDING FOR PERSONS WITH DISABILITIES TO

VERTICAL TRANSPORTATION. BACKGROUND COLOR SHALL CONTRAST WITH WALL COLOR NORTH STAIR NO ROOF ACCESS CLEAR ACRYLIC PLASTIC. OPAQUE WHITE ACRYLIC PLASTIC BACKING. (TYP.) PAINT BACKROUND ON INTERIOR FACE OF CLEAR OF CLR. PLASTIC. EXIT UP TO LEVEL 1 RADIÚS CORNERS, TYP. STORY OF AND DIRECTION TO THE EXIT DISCHARGE 1-1/4" HIGH WITH 1/4" STROKE 뜨 5" HIGH WITH 3/4" STROKE - 1-1/4" HIGH WITH 1/4" STROKE

STAIRWAY SIGNAGE

PERMANENT SIGNAGE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. MOUNTING ADJACENT TO THE LATCH SIDE OF THE DOOR. MOUNTING LOCATION MUST ALLOW A PERSON TO APPROACH WITHOUT ENCOUNTERING PROTRUDING OBLECTS OR STANDING WITHIN THE SWING PATH OF THE DOOR.



SINAGE FOR PERMANENT SPACES



1. CHARACTER SHALL HAVE A WIDTH - TO - HEIGHT RATIO BETWEEN 3:5 AND 1:1 2. CHARACTERS SHALL HAVE A STROKE - WIDTH - TO - HEIGHT RATIO BETWEEN 1:5 TO .1:10. 3. CHARACTERS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE

4. CHARACTERS AND BACKGROUD SHALL BE EGGSHEEL, MATTE, OR OTHER NON-GLARE FINISH. 5. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND - EITHER LIGHT ON DARK OR DARK ON

(5) ADA DIRECTIONAL SIGNAGE

TOTAL NUMBER OF SEATS, BUT IN NO CASE LESS THAN 2.

LISTENING DEVICES WILL BE MADE AVAILABLE IN THE BOX OFFICE.

ROOM 120 AND IN THE SECOND FLOOR CLASSROOM 212 & CLASSROOM 213.

ASSISTIVE-LISTENING SYSTEMS

ACCESSIBLITY SIGNAGE

3" = 1'-0"

A SIGN SHALL BE POSTED IN A PROMINENT PLACE INDICATING THE AVAILABILITY OF ASSISTIVE LISTENING DEVICES. THE SIGN SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESS FOR HEARING LOSS AND WORDING THAT STATES "ASSISTIVE-LISTENING SYSTEM AVAILABLE."

INDUCTION LOOPS, RADIO FREQUENCY SYSTEMS (AM OR FM) AND INFRARED TRANSMISSIONS

IF PORTABLE ASSISTIVE-LISTENING DEVICES ARE USED FOR THE CONFERENCE OR MEETING

THE SIGNS WILL BE LOCATED ON THE FIRST FLOOR IN LIGHT LOCK ROOM 107 & LIGHT LOCK

THE MINIMUM NUMBER OF RECEIVERS TO BE PROVIDED SHALL BE EQUAL TO 4% OF THE

TYPES OF ASSISTIVE-LISTENING SYSTEMS INCLUDE, BUT ARE NOT LIMITED TO, AUDIO-

ROOMS, THE SYSTEM MAY SERVE MORE THAN ONE ROOM. A SIGN SHALL BE PROVIDED

PROVIDING INFORMATION IN WHICH ROOM THE PORTABLE DEVICES CAN BE ACCESSED.

RESTROOM

9 ADA TOILET SIGN (UNISEX)

NOTE: PERMANENT SIGNAGE TO BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE

PERSON TO APPROACH WITHOUT ENCOUNTERING PROTRUDING OBLECTS OR STANDING WITHIN THE

SWING PATH OF THE DOOR. REFER TO 9/A10.01 FOR MORE INFORMATION.

- CORRESPONDING

GRADE II BRAILLE

4. CENTER SIGNS ON THE DOOR @ A HEIGHT OF 5'-0"

SIGNS SHALL BE DISTINCTLY DIFFERENT.

3. 12" DIAMETER. (11B-703.7.2.6.3)

DOOR. MOUNTING ADJACENT TO THE LATCH SIDE OF THE DOOR. MOUNTING LOCATION MUST ALLOW A

ADA TOILET WALL SIGNAGE (UNISEX)

1. UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK, 12" IN

2. DIAMETER, WITH A 1/4" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE

CENTERED ON THE DOOR AT A HEIGHT 60" AND THEIR COLOR CONTRAST SHALL BE

DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR. (1115B.5)

GEOMETRIC (CIRCLE AND TRIANGLE) SYMBOLS ON SANITARY FACILITIES DOORS SHALL BE

LETTERING RAISED 1/32"

NO HIGHER THAN 2"

DOT DIAMETER

BETWEEN CALLS

BETWEEN CALLS

INTER-DOT SPACING

LETTERS AND NUMERAL SHALL BE RAISED 1/32",

ACCOMPANIED WITH GRADE II BRAILLE. RAISED

CHARACTERS SHALL BE AT LEAST 5/8' HIGH, BUT

LITERARY BRAILLE STANDARD DIMENSIONS:

HORIZONTAL SEPARATION .241 INCHES

HORIZONTAL SEPARATION .395 INCHES

.059 INCHES

.090 INCHES

UPPER CASE, SAN SERIF TYPE AND SHALL BE

INTERNATIONAL ACCESSIBILTY DETAIL

SD

ALL ALARMS, EXIT SIGNS, AND SIGNAGE SHALL COMPLY WITH PROTRUDING OBJECTS SECTION 11B-307.2. VERIFICATION OF COMPLIANCE SHALL BE COMPLETED DURING SUBMITTAL REVIEW PROCESS

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

CLIENT NAME:

REUSE

CLIENT ADDRESS: CITY OF BURBANK 150 N. THIRD STREET BURBANK, CA 91502

2417

CONSULTANTS

MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd. Torrance, CA 90503

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254

LANDSCAPE YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030

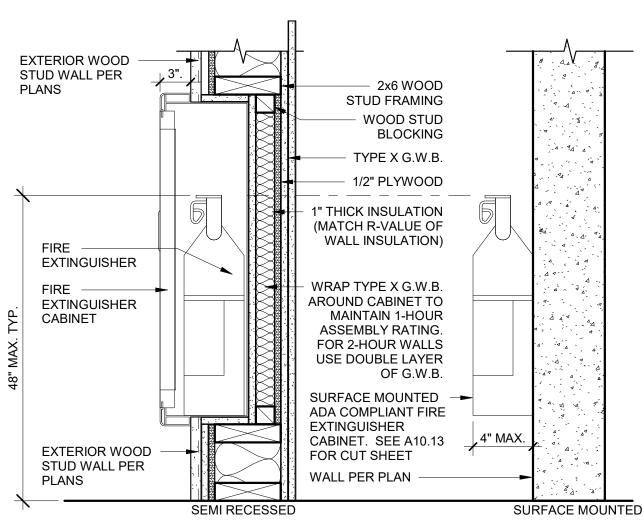
THE AUTOMATIC DOOR REOPENING DEVICE IS ACTICATED IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B. LINE A AND LINE B REPRESENT THE VERTICAL LOCATION OF THE DOOR REOPENING DEVIC E NOT REQUIRING CONTACT. HALL LANTERN FLOOR LANDING NUMBER ON BOTH SIDES OF DOOR JAMB CALL BUTTON-**GENERAL NOTE** MAX FORCE TO OPERATE DOOR LIMITED TO 15-LBS PER SECTION 5/8" MIN. NUMERAL HEIGHT 3/4" MIN. BUTTON DIA. PLACE STAR 4 5 ON LEFT SIDE 3/8" MIN. SEPARATION OF MAIN EXIT FLOOR NUMBER DOOR OPEN - DOOR CLOSE ACCEPTABLE EMERGENCY STOP (OCTAGONAL SYMBOL **EMERGENC** SHALL BE RAISED BUT Y ALARM THE 'X' IS NOT) (a) ELEVATOR CONTROL PANEL DETAIL **CONTROL PANEL** SEE (a) 1-1/2" MIN.-10 12 14 16 18 D DISTANCE IN FEET (b) MAXIMUM INSTALLATION HEIGHTS ABOVE CAB FLOOR 80" MIN. 68" MIN.

42" MIN. 36" MIN. *ALTERNATE LOCATION OF PANEL *ALTERNATE LOCATION OF PANEL WITH SIDE -OPENING DOOR WITH CENTER-OPENING DOOR (b) CENTER OPENING DOOR (a) SIDE OPENING DOOR

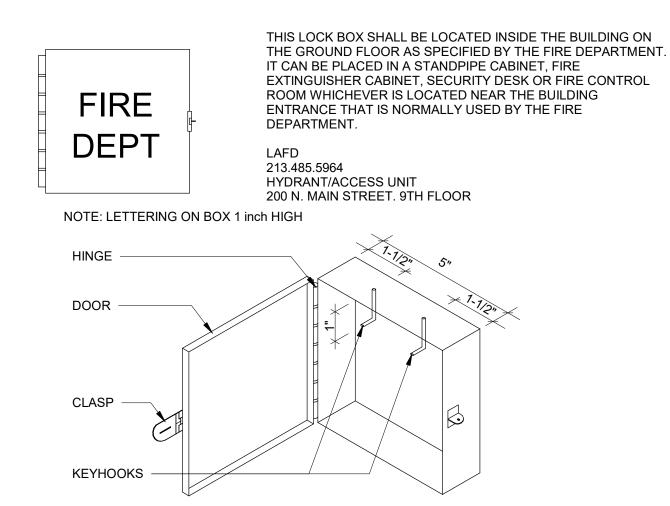
1 ACCESSIBLE ELVATOR DETAIL
3/8" = 1'-0"



STENCILING LOGO DETAIL



FIRE EXTINGUISHER



9 FIRELOCK BOX DETAIL
3" = 1'-0"

5 ACCESSIBLE PARKING STALL

3/16" = 1'-0"

9' - 0" MIN.

NOTES:

— METAL SIGN

STEEL POST

CONCRETE <

FOOTING 🖁

SIGN POST AT PARKING STALL

PRECAST CONCRETE WHEEL STOP

6' - 0" DOUBLE SPACE

4' - 0" SINGLE SPACE

CONCRETE WHEEL CURB

PRECAST CONCRETE WHEEL STOP

AFFIX TO CONC. DECK WITH ANCHOR BOLTS

PARKING & AISLE SHALL SLOPE AT NO

MORE THAN 2% IN ANY DIRECTION

NO

PARKING

5'-0" MINIMUM AT TYPICAL

8'-0" MINIMUM AT VAN ACCESSIBLE PARKING STALL

ACCESSIBLE PARKING STALL

PLAN

A

3

4 4 4 4

SECTION

12"

ELEVATION

WHEEL STOP

LOADING AND -UNLOADING ACCESS

STRIPES AT 36" -MAXIMUM ON CENTER PAINTED A COLOR CONTRASTING WITH THE PARKING SURFACE, PREFERABLY BLUE OR

TYPICAL PAVEMENT

WITHIN THE LOADING &

UNLOADING ACCESS AISLE

PAINT THE WORDS "NO PARKING" IN 12" HIGH MINIMUM

DIMENSION TO

CENTERLINE OF

SYMBOL

BORDER PAINTED BLUE

4

(1) VAN ACCESSIBLE

PARKING SPACES

ADDITIONAL SIGN

ACCESSIBLE" MOUNTED

BELOW THE SYMBOL OF

SHALL HAVE AN

STATING "VAN

ACCESSIBILITY.

(2) LETTERING SHALL

Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at owner's expense. Towed vehicles may be reclaimed at ATS - Northeast Tow, Inc by telephoning 323/342-0342

Minimum Fine \$250

17"

Unauthorized vehicles parked in

designated accessible spaces not displaying distinguishing placards or special license plates

issued for persons with disabilities will

be towed away at owner's expense.

Towed vehicles may be reclaimed at ATS - Northeast Tow, Inc by telephoning 323/342-0342

Minimum Fine \$250

INCH IN HEIGHT.

NOT BE LESS THAN 1

3 BOTTOM OF SIGN SHALL BE 80"

MIN. FROM GROUND AND

COMPLY WITH 11B-306.3

Phone: 310.464.8404 Phone: 213.239.9700 Phone: 323.258.5222

> DRAWING TITLE: ACCESSIBILITY DETAILS

> > Scale

PLAN CHECK SET 08/17/2024 Date SD, TD Drawn by Checked by

G4.51

As indicated

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER **CLIENT NAME:**

CLIENT ADDRESS: 150 N. THIRD STREET

2417

CITY OF BURBANK BURBANK, CA 91502

CONSULTANTS

MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254

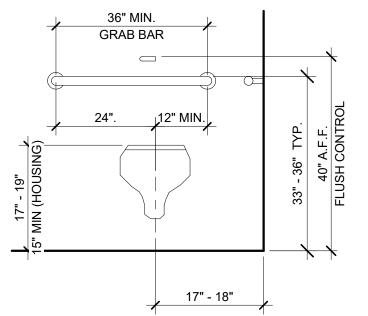
Phone: 213.239.9700

YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313

South Pasadena, CA 91030 Phone: 323.258.5222

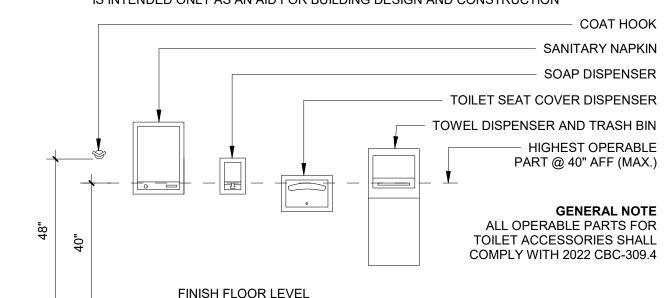
54" MIN. GRAB BAR FLUSH CONTROL @ 40" AFF (MAX) W/ LEVER ON WIDE SIDE 24" MIN.

TOILET & ACCESSORIES - SIDE ELEV.



TOILET & ACCESSORIES - FRONT ELEV.

THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION COAT HOOK



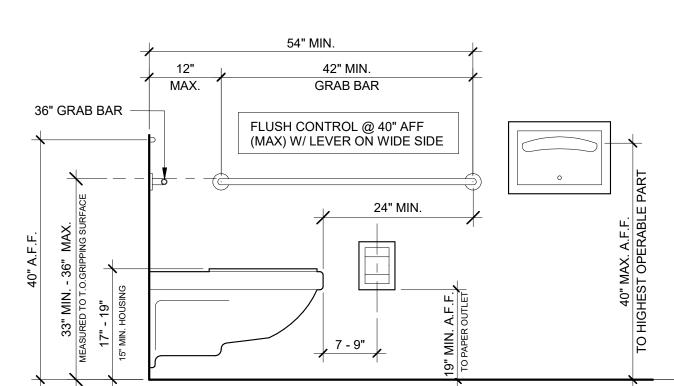
GENERAL NOTES:

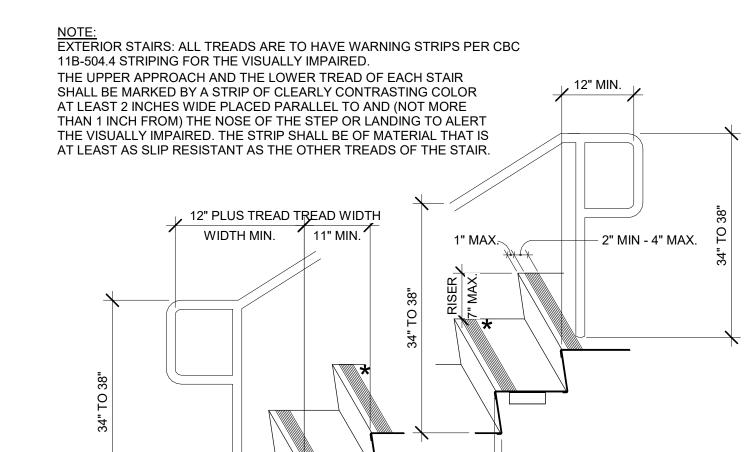
SUBMITTAL REVIEW PROCESS

ALL ALARMS, EXIT SIGNS, AND SIGNAGE SHALL COMPLY WITH PROTRUDING OBJECTS

SECTION 11B-307.2. VERIFICATION OF COMPLIANCE SHALL BE COMPLETED DURING

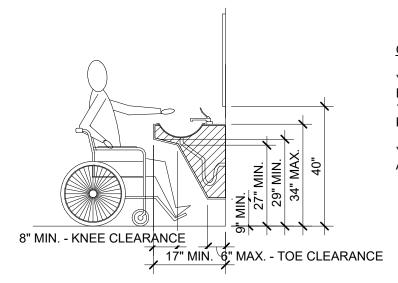
3 TOILET ACCESSORY LOCATIONS
3/8" = 1'-0"





TYPICAL STAIR DETAIL

3" = 1'-0"



SHARP OR ABRASIVE OBJECTS OR SURFACES

PLUMBING LINE NOTE:

UNDER LAVATORIES.

ALL HOT WATER AND DRAIN PIPES UNDER (IN UNITS) OR OTHERWISE COVERED (IN COMMUNITY BATHROOM). THERE SHALL BE NO

OPERATIONS AND CONTROLS NOTE:
FAUCET CONTROLS AND OPERATING MECHANISMS ACCESSIBLE LAVATORIES SHALL BE INSULATED SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5 LBF. LEVER-OPERATED, PUSH-TYPE, AND

ELECTRONICALLY CONTROLLED MECHANISMS ARE

EXAMPLES OF ACCEPTABLE DESIGNS.

*DIMENSIONS VARY ACCORDING TO FIGURE 11B-604.8.1.4 AND FIGURE 11B-306.3 FOR ELEMENTARY AND

**REQUIRED CLEAR DIMENSION FOR

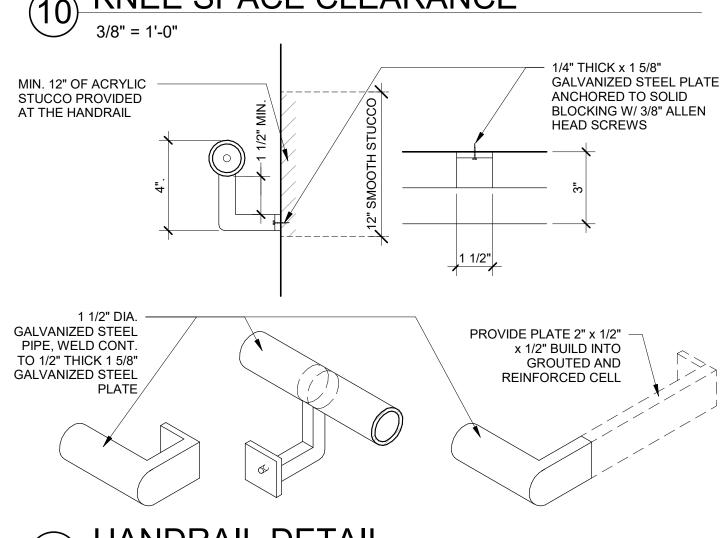
GENERAL NOTE:

KINDERGARTEN USES.

ACCESSIBLE SINKS.

~1 - 1/4" MAX. NOSING

KNEE SPACE CLEARANCE



9 HANDRAIL DETAIL

- 2 x STUD @ 16" O.C. 3/4" PLYWOOD DIMENSIONS AS MOUNTING MATERIAL **GENERAL NOTE:**

LET - IN BLOCKING W / 4 -1. PROVIDE PLYWOOD SAME AT FIBERGLASS 16d NAILS ANGLED IN ENCLOSURE VERIFY THICKNESS ALT. DIRECTIONS EACH WHERE FLAT WALL OCCURS SHEATH SIDE OF MULTIPLE GRAB 2. ENTIRE WALL W/ 3/4" PLYWOOD - BAR LOCATIONS _____ 2 x 12 BLOCKING

GRAB BAR REINFORCING

- 12" MAX.

SIDE

1 1/2" NOMINAL —— SCHEDULE 40 PIPE

3 1/2" DIA. BRACKET

GRAB BAR DETAIL

(a) GRAB BAR REINFORCEMENT FOR ADAPTABLE WATER CLOSETS

(b) GRAB BAR REINFORCEMENT FOR ADAPTABLE BATHTUBS

(c) GRAB BAR REINFORCEMENT FOR ADAPTABLE SHOWERS

AREAS OUTLINED IN DASHED LINES REPRESENT LOCATION FOR FUTURE INSTALLATION OF GRAB BARS

FIGURE 11A-9G

REINFORCEMENT FOR GRAB BARS

1 1/2" 1 1/2"

6" MAX.

6" MAX.

DRAWING TITLE: ACCESSIBILITY DETAILS

Scale

PLAN CHECK SET Date

SD, TD Drawn by Checked by

G4.52

As indicated

SD

08/17/2024

KEYNOTES

- REMOVE PORTABLE BUILDING, ITS RELATED UTILITIES. CAP OFF ANY OPENINGS. PREP SITE FOR GRADING.
- . REMOVE METAL RAMPS AND ITS FOUNDATION. PREP SITE FOR GRADING.
- . REMOVE PORTION OF WALL FOR NEW GATE. SEE ARCH.
- 4. REMOVE NON-STRUCTURAL WALL
- 5. REMOVE DOOR
- 6. REMOVE PLUMBING FIXTURE AND CAP UTILITIES.
- . REMOVE WALL INFILLS FOR NEW STOREFRONT. SEE ARCH.
- B. RELOCATE ELECTRICAL MAIN SWITCHGEAR. SEE ELEC.
- . REMOVE STORAGE BINS. COORDINATE WITH OWNERSHIP FOR RELOCATION DURING CONSTRUCTION.
- 10. RE-GRADING. SEE CIVIL PLAN.
- 1. REMOVE METAL FENCE. ASSESS AND MAINTAIN PANELS FOR POSSIBLE PATCHING / INFILL AT NORTH LANDSCAPE AREA.
- 12. REMOVE EXISTING TREE.
- 13. REMOVE PLANTER WALL.
- 14. REMOVE CONCRETE RAMP

GENERAL NOTES:

U.O.N. ALL EXISTING BUILDING ELEMENTS SHALL BE

PROTECTED IN PLACE DURING CONSTRUCTION. NOTIFY CONSTRUCTION MANAGER IF DAMAGE IS IDENTIFIED AND REPAIR IS REQUIRED TO ASSUME ITS ORIGINAL FUNCTION.

IF, DURING DEMOLITION OR CONSTRUCTION ACTIVITIES, UNIQUE ARCHAEOLOGICAL RESOURCES AS DEFINED IN

EXCEED TWO (2) WEEKS. WHILE WORK IS HALTED, A

CALIFORNIA PUBLIC RESOURCES CODE SECTION 21083.2 ARE DISCOVERED, ALL DEMOLITION AND/OR CONSTRUCTION

ACTIVITY MUST BE HALTED FOR A PERIOD OF TIME NOT TO

QUALIFIED ARCHAEOLOGIST MUST EXAMINE THE RESOURCE

AND DETERMINE THE APPROPRIATE MEASURES NECESSARY TO STUDY OR REMOVE THE RESOURCE TO ANOTHER SITE.
THE PROJECT APPLICANT MUST COMPLY WITH ALL

REASONABLE MITIGATION MEASURES RECOMMENDED BY THE QUALIFIED ARCHAEOLOGIST. PLEASE INDICATE HOW THE

AFOREMENTIONED STANDARDS ARE BEING ADDRESSED.

EXISTING ON-SITE TREES MUST BE PRESERVED IN PLACE

AND INCORPORATED INTO THE DESIGN OF A PROJECT TO THE EXTENT FEASIBLE. PRESERVED ON-SITE TREES MAY BE CREDITED TOWARD SATISFACTION OF THE LANDSCAPING REQUIREMENTS OF THIS SECTION. IF PRESERVING TREES IN PLACE IS NOT FEASIBLE, THE APPLICANT MUST COMPLY WITH

ONE OF THE FOLLOWING OPTIONS, SUBJECT TO APPROVAL

OPTIONS MUST BE APPLIED INDEPENDENTLY TO PARKWAY
AND ON-SITE TREES. TREES MAY BE RELOCATED TO
ANOTHER LOCATION. TREES RELOCATED ON-SITE MAY BE
CREDITED TOWARD SATISFACTION OF THE LANDSCAPING
REQUIREMENTS OF THIS SECTION. TREES MAY BE REMOVED

AND REPLACED WITH A SIMILAR TREE. SUCH REPLACEMENT TREES MAY NOT BE CREDITED TOWARD SATISFACTION OF THE LANDSCAPE REQUIREMENT AND MUST BE PROVIDED IN ADDITION TO ALL TREES OTHERWISE REQUIRED TO SATISFY THE LANDSCAPING REQUIREMENT. TREES MAY BE REMOVED AND THE APPLICANT MUST REIMBURSE THE CITY FOR THE VALUE OF ALL REMOVED TREES PER SECTIONS 7-4-105 AND 7-4-111 OF THIS CODE. ALL SUCH PAYMENTS MADE TO THE CITY MUST BE PLACED IN A SPECIAL FUND DEVOTED TO TREE REPLACEMENT. SUCH PAYMENT MAY NOT BE CREDITED TOWARD SATISFACTION OF THE LANDSCAPE REQUIREMENT. EXISTING MATURE TREES CAN BE PRUNED FOR VISIBILITY PURPOSES. PLEASE INDICATE HOW THE AFOREMENTIONED STANDARDS ARE BEING ADDRESSED.

BY THE COMMUNITY DEVELOPMENT DIRECTOR. THESE

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET,

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

BURBANK, CA 91504

PROJECT NUMBER

REUSE

CLIENT NAME: CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

2417

CONSULTANTS

MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254 Phone: 213.239.9700

YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030

Phone: 323.258.5222

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

DRAWING TITLE: **DEMOLITION PLAN**

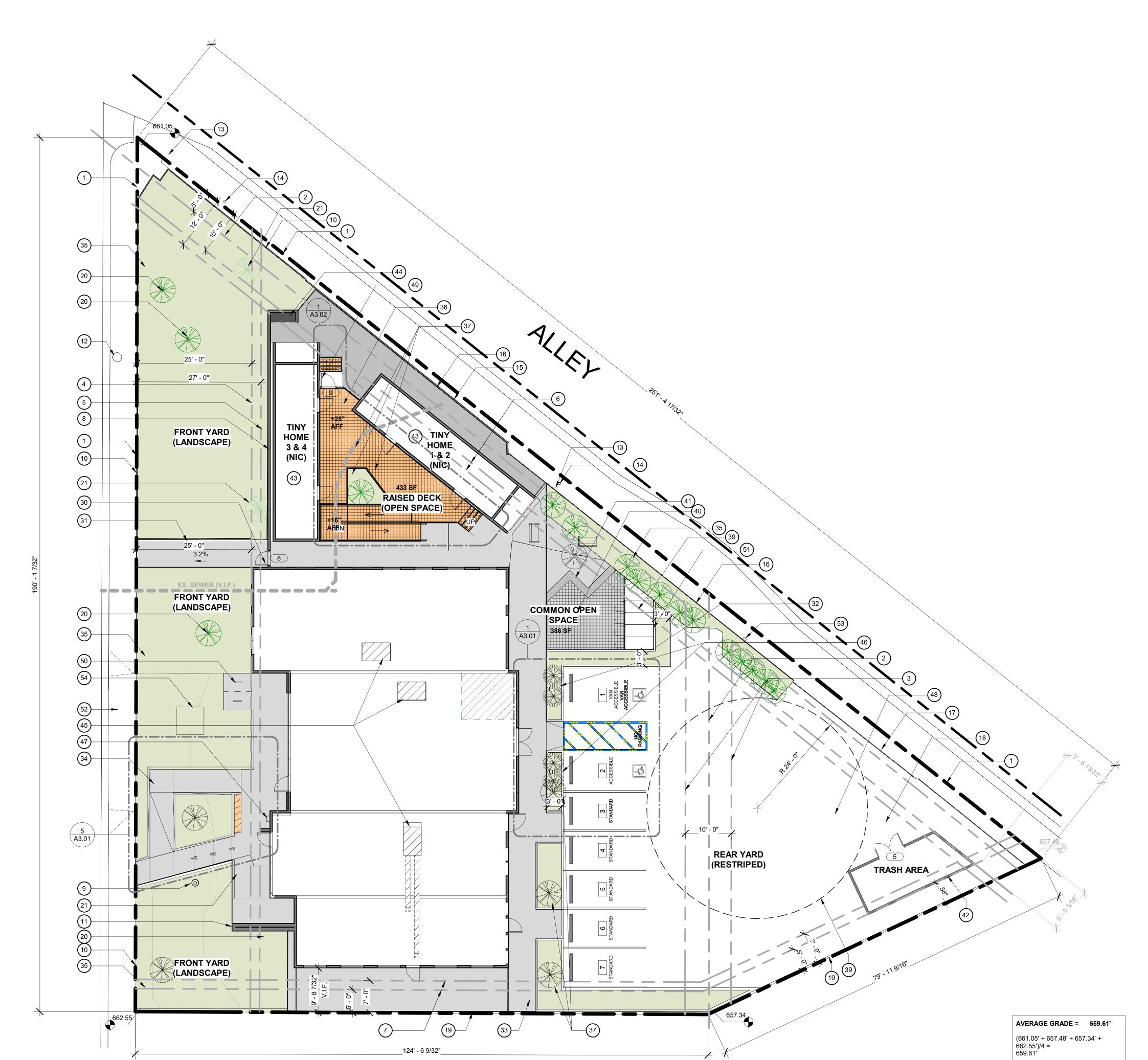
Scale

PLAN CHECK SET 08/17/2024 Drawn by Checked by

A0.05

3/32" = 1'-0"

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



KEYNOTES

1. PROPERTY LINE (PER SURVEY DATED 5/11/2023)

- 2. 5' UTILITY EASEMENT
- 3. 10' UTILITY EASEMENT
- 4. 25' FRONT YARD SETBACK (MIN.)
- 5. 27' FRONT YARD SETBACK (AVG.)
- 6. 10' SIDE YARD SETBACK (MIN.) / 12' SIDE YARD SETBACK
- 7. 5' REAR YARD SETBACK (MIN.) / 7' REAR YARD SETBACK (AVG.) 8. EXISTING 6'-HT CONC. WALL
- EXISTING FLAG POLE
- 10. EXISTING METAL FENCE @ 42"-HT
- 11. EXISTING STONE-CLADDED WALL @ 7'-HT
- 12. EXISTING STREET LIGHT
- 13. EXISTING BOLLARD (AVE. 3'-HT)
- 14. EXISTING POWER POLE
- 15. EXISTING 4'-HT CMU WALL
- 16. EXISTING 7'-4" CLF 17. EXISTING VEHICULAR GATE
- 18. EXISTING CONC. PAVEMENT. G.C. SHALL PROTECT DURING CONSTRUCTION AND REPAIR AS NEEDED
- 19. EXISTING 6'-HT CMU WALL
- 20. EXISTING TREE TO REMAIN
- 21. EXISTING SEWER LINE TO REMAIN (4" DIAM, 3'-4' DEPTH). CLEAN OUT. NEW DRAINAGE TO TIE IN PER CIVIL, PLUMBING PLANS. GC TO CONDUCT THEIR OWN OBSERVATION AND V.I.F

NEW CONSTRUCTION

- 30. NEW METAL PEDESTRIAN GATE @ 6'-HT
- 31. NEW METAL PEDESTRIAN GATE MATCHING FENCE HT.
- 32. NEW PARKING STALLS. SEE DWG A3.01
- 33. NEW PAVEMENT FOR ADA POT
- 34. NEW ADA RAMP. SEE DWG A3.01
- 35. NEW LANDSCAPE. SEE LANDSCAPE DWG.
- 36. NEW RAISED DECK. SEE DWG A3.02
- 37. NEW TREE. SEE LANDSCAPE DWG.
- 38. 24' (MIN.) BACKUP TURNING RADIUS
- 39. NEW 3'-WIDE LANDSCAPE.
- 40. NEW COMMON OPEN SPACE W/ FIXED SEATING (AMENITY #1)
- 41. NEW PERGOLA / TRELLIS SHADE STRUCTURE (AMENITY #2).
- 42. NEW TRASH COLLECTION AREA. 6'-HT CMU WALLS W/ SKIM-COAT PLASTERING FINISH (COLOR T.B.D.) SEE 9 & 10 / A3.01
- 43. TINY HOME MODULES SHOWN FOR REFERENCE. SPEC TO BE PROVIDED BY CITY / GC FOR FINAL SITE ADJUSTMENTS.
- 44. NEW ELECTRICAL SWITCHGEAR FED FROM OVERHEAD
- 45. NEW MECHANICAL HEAT PUMP PACKAGE UNITS. SCREEN PER ARCHITECTURAL DETAIL X/XX
- 46. EVCS CHARGING STATION
- 47. PROVIDE FIRE DEPT. APPROVED KNOX BOX
- 48. 48"-WIDE (MIN.) PEDESTRIAN PATH W/ CITY-APPROVED PAVED SURFACE MATERIAL
- 49. NEW METAL UTILITY GATE MATCHING GUARDRAIL HEIGHT 50. SHORT-TERM BIKE RACK
- 51. LONG-TIMER BIKE STORAGE
- 52. CONSTRUCT NEW INFILL SIDEWALK AND CURB PER CITY OF BURBANK PUBLIC WORKS STANDARDS.
- 53. NEW KNOX KS-2 KEY ACCESS SWITCH FOR SECURITY GATES. CFC 503.6
- 54. NEW PUBLIC ART

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

REUSE

2417

CLIENT NAME: CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

CONSULTANTS

MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

Phone: 213.239.9700

Phone: 323.258.5222

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254

YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030

DRAWING TITLE: SITE PLAN

Scale

PLAN CHECK SET 08/17/2024 Drawn by

Checked by A1.00

3/32" = 1'-0"

Author Checker

NOT FOR CONSTRUCTION

the written consent of the above. Visual contact with these prints shall

constitute conclusive evidence of these restrictions.

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

CITY OF BURBANK

REUSE

CLIENT NAME:

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

2417

CONSULTANTS MEP / T-24

BREEN DESIGN GROUP 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

Phone: 213.239.9700

Phone: 323.258.5222

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254

YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030

KEYNOTES

MATCHING EXISTING WALL TYPE

5. NEW KITCHEN CABINETRY

NEW ONE-COMPARTMENT SINK

B. NEW FINISHES PER SCHEDULE (TYP.)

PROVIDED ON G4.50 FOR ADA COMPLIANCE INFORMATION

. NEW FRONT LOAD ADA ACCESSIBLE COMMERCIAL DRYER. (NON STACKED) BOTTOM OF LAUNDRY COMPARTMENT 15"
A.F.F.

2. NEW FIRE EXTINGUISHER IN RECESSED CABINET. TYP. W/ A

TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING. ALSO

RATING NOT LESS THAN 2-A OR 1-A 10BC WITHIN 75 FEET

DURING CONSTRUCTION. FINAL LOCATIONS PER FIRE MARSHALL INSTRUCTION. SEE SHEET G4.50 FOR DETAIL.

13. COMPUTER EQUIPMENT (SHOWN FOR REFERENCE ONLY)

14. FURNITURE (SHOWN FOR REFERENCE ONLY)

ELEVATIONS

GENERAL NOTES:

15. G.C. SHALL VERIFY EXISTING FINISH ELEVATION AND PROVIDE NEW ADA-COMPLIANT DOOR THRESHOLD

16. SEE SHEET A4.05 FOR ENLARGED RESTROOM PLAN AND

TO RECEIVE CONC. TOPPING SLAB TO BE POLISHED.

20. EXISTING WALL TO REMAIN. REPAIR AND RE-PAINT AS NECESSARY. (TYP.)

22. EXISTING FLOOR FINISH SHALL BE MAINTAINED AND

7. REMOVE EXISTING FLOOR FINISH AND ANY BLEMISH PRIOR

21. EXISTING DOOR AND WINDOW TO REMAIN AND BE PROTECTED DURING CONSTRUCTION U.O.N. REPAIR AND REPAINT AS NECESSARY. (TYP.)

PROTECTED. REPAIR CRACKS WITH SIKA SEALER PRODUCTS

OR EQ. AND REMOVE BLEMISH PRIOR TO ACHIEVE POLISHED

PROVIDE TV CABLE OUTLET IN ALL COMMON AREAS. G.C. TO PROVIDE DESIGN/BUILD SHOP DWG. FOR REVIEW/APPROVAL PRIOR TO WORK.

0. NEW FRONT LOAD ENERGY STAR COMMERCIAL WASHER ADA ACCESSIBLE MAYTAG MHN33PDCWW OR APPROVED EQUAL. TYP. BOTTOM OF LAUNDRY COMPARTMENT 15" A.F.F.

THRESHOLD. SEE 1/A6.11 ELECTRICAL PANEL

> SPRINKLER HEAD ABOVE @ CEILING. (NUMBER OF HEADS AND LOCATION APPROX., AND TBD BY SPRINKLER CONTRACTOR PRIOR TO BIDDING. GC TO COORDINATE W/ ALL TRADES)

EXHAUST FAN W/ ONE AIR CHANGE EVERY 15 MIN. & W/ HUMIDISTAT SYSTEM (TYP.) SHALL BE 'ENERGY STAR' COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING

CARBON MONOXIDE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)

W/ BATTERY BACK-UP)

60" DIAMETER TURN AROUND CLEARANCE

DRAWING TITLE: GROUND FLOOR PLAN

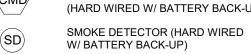
Scale

PLAN CHECK SET Date 08/17/2024 Drawn by Checked by

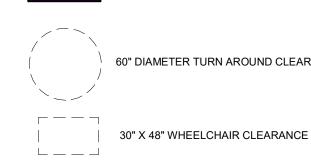
A2.01

1/4" = 1'-0"

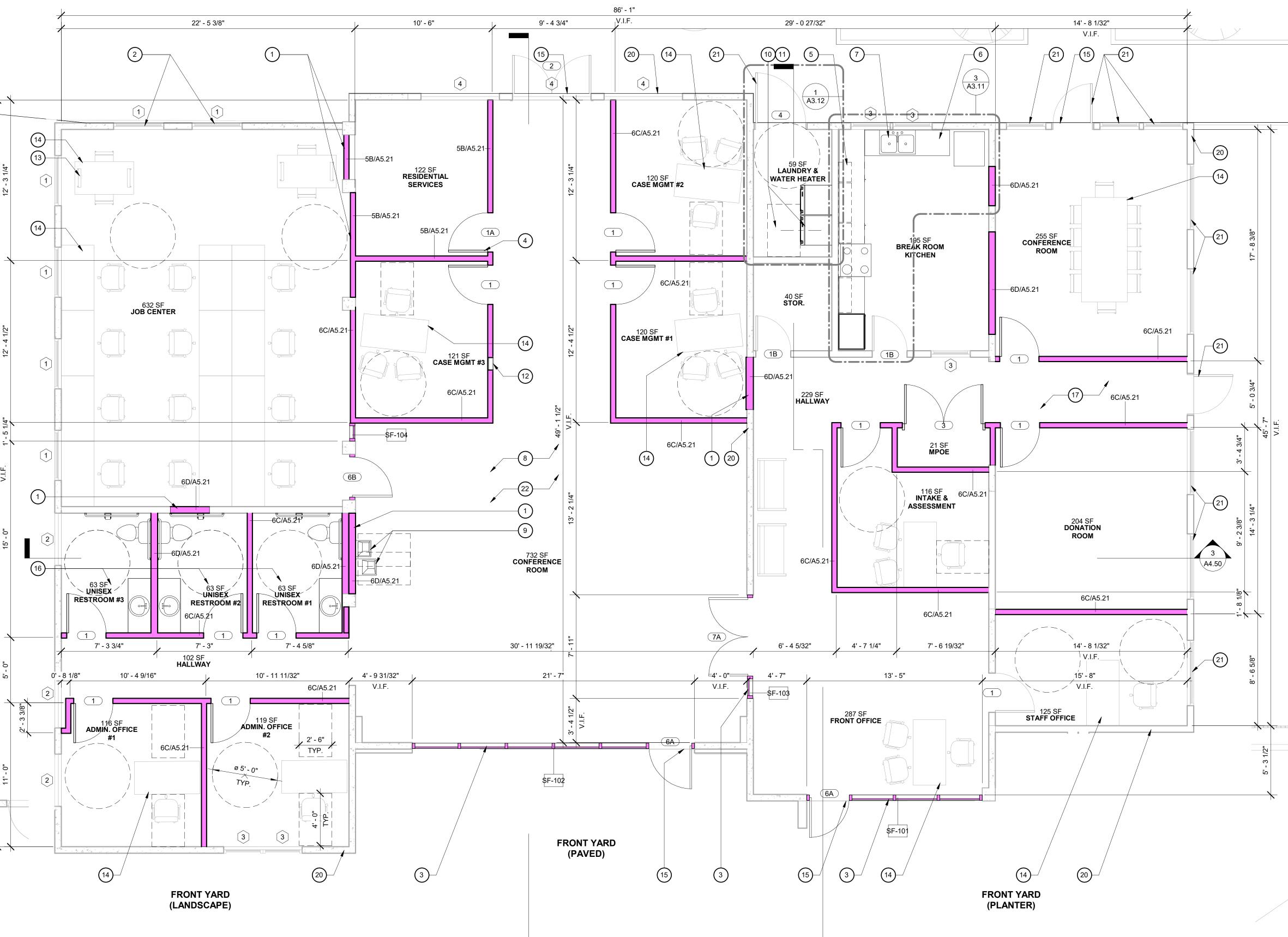












REAR YARD

(PARKING AREA)

1 FLOOR PLAN

(1) ROOF PLAN

KEYNOTES

REPLACE ROOFING WITH (NEW). MAINTAIN EXISTING ROOF DRAIN LOCATIONS. ADJUST SLOPES AS REQUIRED BASED ON FIELD CONDITIONS.

2. EXISTING ROOF TO REMAIN.

3. NEW MECHANICAL EQUIPMENT. REINFORCE PAD SUPPORT PER STRUCTURAL DETALS X.XX. SCREEN EQUIPMENT FROM VIEW. SEE DETAIL AX.XX.

4. INSTALL INSULATED DUCTING ABOVE ROOF STRUCTURE PER MECHANICAL PLANS AND WHERE EXISTING STRUCTURE CANNOT ACCOMMODATE DISTRIBUTION PER PLAN.

LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

2902 KNOX AVE, 2ND FLOOR

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

CLIENT NAME: CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

2417

CONSULTANTS

MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

Phone: 213.239.9700

Phone: 323.258.5222

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254

LANDSCAPE YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030

DRAWING TITLE: **ROOF PLAN**

Scale

PLAN CHECK SET

Checked by A2.11

1/4" = 1'-0"

08/17/2024 SD, TD SD

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

CLIENT NAME:

CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

2417

MEP / T-24

CONSULTANTS

BREEN DESIGN GROUP 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254 Phone: 213.239.9700

Phone: 323.258.5222

LANDSCAPE YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030

GROUND FLOOR REFLECTED CEILING PLAN

Checked by

DRAWING TITLE:

PLAN CHECK SET 08/17/2024 Drawn by

IT, VM

1/4" = 1'-0"

A2.21



ELECTRIC VEHICLE CHARGING STATION, TO COMPLY WITH

3. ADA IDENTIFICATION SIGN (TYP.) SEE G4.02

4. CONC. WHEEL STOP. SEE DETAIL 16/G4.50 (TYP.)

i. TRUNCATED DOMES, TYP. (PER 2019 CBC 11B-705). FINAL LOCATIONS TO BE CONFIRMED WITH PROJECT CASP.

6. DOUBLE OF PARKING STALLS PER ZONING CODE. SEE DETAIL 15/G4.50

7. NEW ADA-COMPLIANT RAMP W/ LANDINGS

8. NEW 6" CONC. CURB

9. DOUBLE MTL. GATE

10. 7'-HT CMU WALL

11. PROVIDE 6" PROTECTIVE CURB

12. 3:12 SLOPE ROOF W/ HSS POSTS 13. NEW LANDSCAPE. SEE LANDSCAPE PLANS.

14. NEW BENCH. SEE LANDSCAPE PLANS.

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

CLIENT NAME: **CLIENT ADDRESS**: CITY OF BURBANK 150 N. THIRD STREET

2417

BURBANK, CA 91502

CONSULTANTS

Torrance, CA 90503 Phone: 310.464.8404

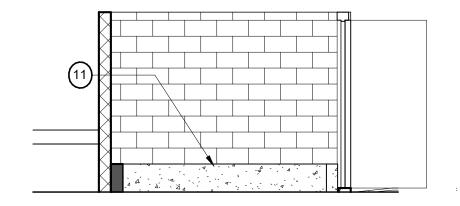
Phone: 213.239.9700

Phone: 323.258.5222

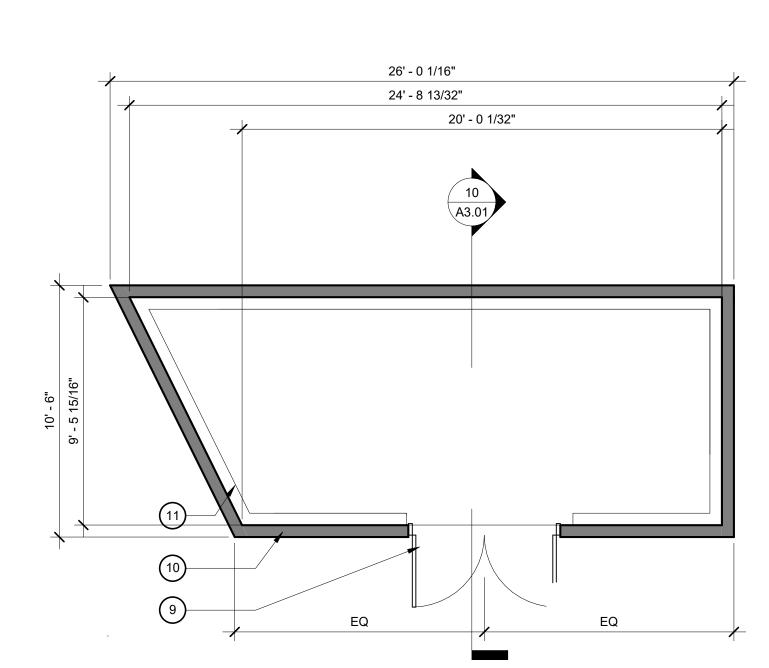
MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd.

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254

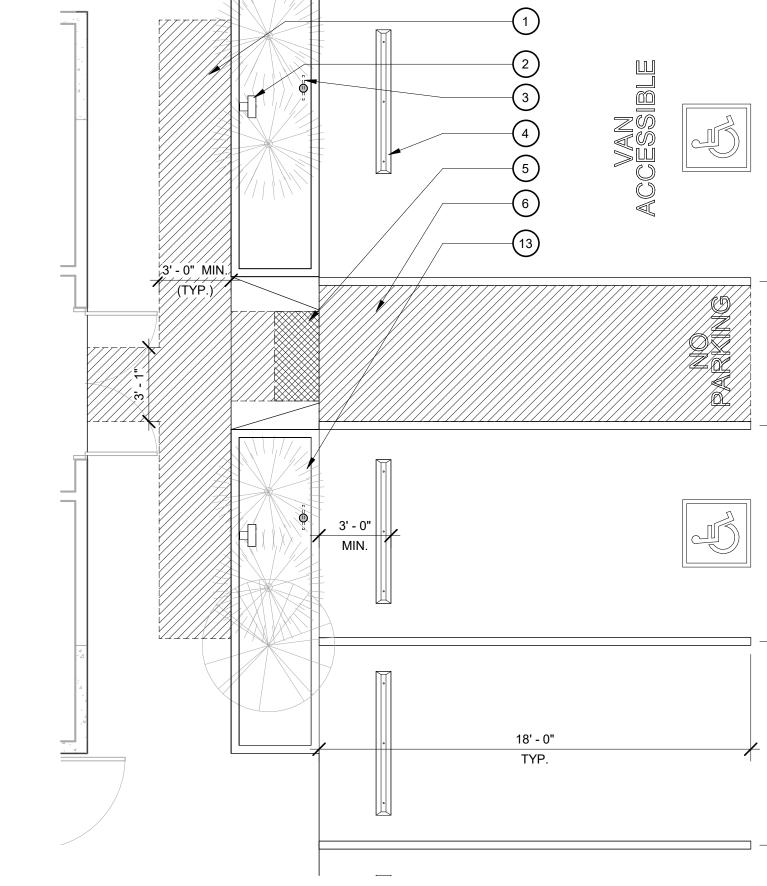
LANDSCAPE YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030



TRASH ENCLOSURE - SECTION 1/4" = 1'-0"



22' - 7 7/32" 14' - 10 7/32" 13' - 4 7/32"



ENLARGED PLAN - PARKING STALL

1/4" = 1'-0"

9 ENLARGED PLAN - TRASH ENCLOSURE

5 ENLARGED PLAN - ADA RAMP

ENLARGED PLANS - RAMP & TRASH ENCLOSURE PLAN CHECK SET

DRAWING TITLE:

08/17/2024 SD, TD SD Checked by

A3.01

1/4" = 1'-0"

KEYNOTES

WOOD DECK @ 30"-HT. G.C. TO PROVIDE DESIGN/BUILD SHOP DWG. FOR REVIEW.

2. METAL STAIR. G.C. TO PROVIDE DESIGN/BUILD SHOP DWG. FOR REVIEW.

3. METAL RAMP. G.C. TO PROVIDE DESIGN/BUILD SHOP DWG. FOR REVIEW.

4. LANDING W/ DRAINAGE SLOPES LESS THAN 2% IN ALL

5. TINY HOME UNITS IN SEPARATE PERMIT

6. LANDSCAPE. SEE LANDSCAPE DWG. FOR DETAIL.

7. WARNING STRIP ON EDGES (SEE 19/G4.50)

8. ADA SIGNAGE (SEE 21/G4.50)

9. 42" METAL GUARDRAIL (TYP.) 10. 42" METAL GUARDRAIL W/ HANDRAIL. TYP. (SEE 23/A5.53)

11. G.C. SHALL VERIFY FINISH ELEVATION AND PROVIDE NEW ADA-COMPLIANT DOOR THRESHOLD

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

CLIENT NAME: CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

2417

CONSULTANTS

MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254 Phone: 213.239.9700

LANDSCAPE YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030

Phone: 323.258.5222

DRAWING TITLE:

Scale

ENLARGED PLANS - RAISED DECK

PLAN CHECK SET 08/17/2024 Checked by

A3.02

1/4" = 1'-0"

SD, TD SD

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

REUSE PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET,

BURBANK, CA 91504

PROJECT NUMBER

CLIENT NAME:

CONSULTANTS

CLIENT ADDRESS:

CITY OF BURBANK 150 N. THIRD STREET BURBANK, CA 91502

2417

MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd. Torrance, CA 90503

LABIB FUNK + ASSOCIATES

YAEL LIR LANDSCAPE ARCHITECTS

1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030

319 Main Street El Segundo, CA 90254

Phone: 213.239.9700

Phone: 323.258.5222

SPACES / UNIVERSAL DESIGN UNITS. (SEE G1.61). Phone: 310.464.8404 . 30" WIDE ENERGY STAR COMPLIANT RANGEHOOD W/ ACCESSIBLE 2 WAY EXHAUST FAN SWITCH AT 34" A.F.F. AIR KING ESZ306ADA OR APPROVED EQUAL (SEE G1.61). CIVIL / STRUCTURAL

26. RANGEHOOD CONTROL (SEE G1.61).

27. T.O. ELECTRICAL OUTLET MAX. 42" A.F.F., TYP FOR ALL KITCHENS. LOCATIONS NEAR CORNERS SHALL

BE 36" MAX. FROM WALL (PER FAIR HOUSING ACT) 3. 30" DOUBLE KITCHEN SINK W/ GARBAGE DISPOSAL.

& HOT WATER PIPE. PROVIDE 6-1/2" MAX SINK DEPTH. 29. 30" MIN. WORK COUNTER WITH 30" REMOVABLE BASE CABINET AND FINISHED FLOOR BELOW WITH

KNEE AND TOE CLEARANCE PROVIDED. 30. COMPOSITE WOOD BASE CABINETS W/ HIGH PRESSURE

LAMINATE FINISH. DRAWERS & SHELVING AS SHOWN. PULLS SHALL BE INSTALLED MIN. 15" A.F.F. SEE 7B/A5.41.

PROVIDE OFFSET REAR PLUMBING, INSULATED DRAIN

1. COMPOSITE WOOD UPPER CABINETS W/ HIGH PRESSURE LAMINATE FINISH. PROVIDE 1 REMOVABLE SHELVES PER CABINET EQUALLY SPACED. SEE 7C/A5.41. . REMOVABLE BASE CABINET AND FINISHED FLOOR BELOW

WITH KNEE AND TOE CLR PROVIDED. FOR WATER PIPE (SEE 2/G4.50). VANITY TO BE CONFIGURED SUCH THAT WHEN BASE CABINTRY IS REMOVED. THERE SHALL ONLY BE A CORBEL TYPE SUPPORT ON EITHER SIDE. SEE 7A/A5.41.

33. CABINET FILLER PIECE W/ HIGH PRESSURE LAMINATE FINISH (MATCH CABINET FINISH)

34. 4" TOE SPACE VINYL BASE (TYP.)

35. PULL-OUT CABINETRY SHELVING (SEE 7B/A5.41) 36. REMOVABLE / ADJUSTABLE MDF SHELVING

(NOT COUNTED AS FIXED STORAGE)

37. FIXED MDF SHELVING

38. COMPOSITE WOOD PANTRY CABINET W/ HIGH PRESSURE LAMINATE FINISH. . SEE 7D/A5.41.

39. EXPOSED CABINETRY SIDES TO RECIEVE HIGH PRESSURE LAMINATE FINISH MATCHING ADJACENT CABINETS

NON-ACCESSIBLE 2 WAY EXHAUST FAN SWITCH.

40. TOP FREEZER NON-ACCESSIBLE ENERGY STAR REFRIGERATOR (14.6 CU. FT.). SEE G1.61.

41. NON-ACCESSIBLE ELECTRIC COOKING RANGE (SEE G1.61). 42. 30" WIDE ENERGY STAR COMPLIANT RANGEHOOD W/

43. 24" WIDE ENERGY STAR NON-ACCESSIBLE FRONT LOAD DISHWASHER. SEE G1.61 FOR MORE INFORMATION.

AIR KING ESZ306ADA OR APPROVED EQUAL (SEE G1.61).

Scale

SD SET

DRAWING TITLE: **ENLARGED PLANS / ELEVATIONS -**

KITCHEN / BATHROOM PLAN CHECK SET

Date Drawn by Checked by

A3.11

LAVATORY W/ INSULATED DRAIN AND HOT WATER PIPE WATER CLOSET (WITH MAX. OF 1.28 GALLON PER FLUSH) LOCATE FLUSH CONTROL ON OPEN SIDE IN ALL UNITS TUB W/ SHATTER PROOF ENCLOSURE

VALVE SHALL BE WITHIN ACCESSIBLE REACH RANGE ON FRONT END OF TUB. VALVE CONTROLS TO COMPLY WITH 2022 CBC 11B-309.4 OPERATION REQUIREMENTS

AND 60" HOSE. SLIDE BAR SHALL BE CENTERED WITHIN TUB,

AND THE SHOWER HEAD SHALL HAVE A MAXIMUM FLOW

14. MIRROR (40" A.F.F. MEASURED TO REFLECTING SURFACE)

11B-607.4.2, 11B-610.2, 11B 610.4 AT ADA/MOBILITY UNITS PROVIDE CONTINUOUS WALL REINFORCEMENT FOR

INSTALLATION OF FUTURE NON-PERMAINENT SEAT AND

GENERAL CONTRACTOR SHALL CUT ROUGH OPENINGS

GRAB BAR INSTALLATION (SEE 5/G4.50).

20. GYPSUM WALL BOARD "TYPE X", PAINTED FINISH. PAINTED 5/8" DENS ARMOR PLUS AT ALL WET

IN SPLASH FOR WALL CONTROLS AND OUTLETS

STORAGE BELOW 54" A.F.F. MIN. CONTROLS SHALL

COMPLY WITH 11B-804.6.2 / 11B-309. (SEE G1.61).

4. ELECTRIC COOKING RANGE / OVEN. CONTROLS AT

FRONT OF APPLIANCE FOR ADA UNITS / COMMON

22. 24" WIDE ENERGY STAR ADA COMPLIANT FRONT

23. TOP FREEZER ENERGY STAR ADA COMPLIANT REFRIGERATOR (14.6 CU. FT.). 50% OF FREEZER

LOAD DISHWASHER. (SEE G1.61).

LOCATIONS (EG: BEHIND SINK, WC AND TUB) . SOLID SURFACE COUNTERTOP W/ 6" SPLASH.

18. 5'-0" DIA. TURN-AROUND (TYP.)

19. 48" x 30" CLEAR SPACE

PROVIDE USABLE SHELF NO HIGHER THAN 40" A.F.F.

UB ENCLOSURE, AND

KEYNOTES

RATE OF 2.0 GPM

10. VINYL BASE (TYP.)

13. GRAB BAR (SEE 6/G4.50).

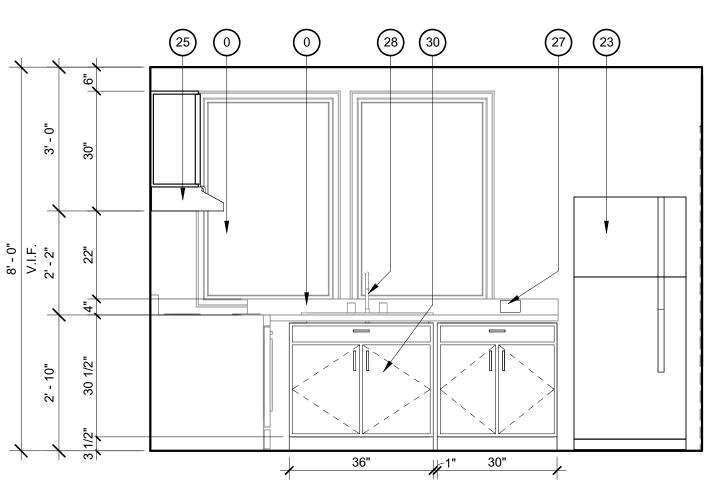
TOILET PAPER HOLDER (SEE 4/G4.50).

SOAP DISPENSER (SEE 4/G4.50).

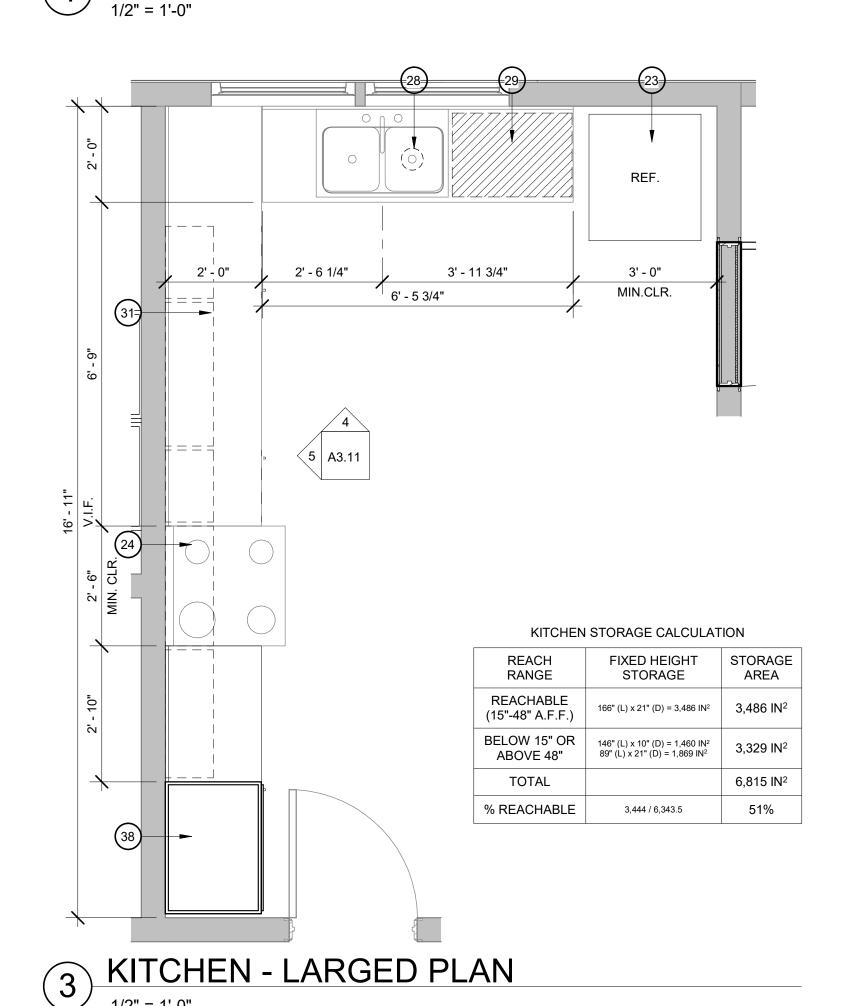
TOILET SEAT COVER DISPENSER (SEE 4/G4.50).

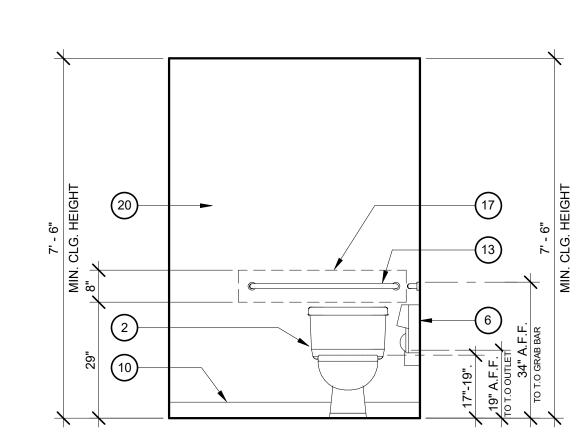
PAPER TOWEL DISPENSER / DISPOSAL UNIT, RECESSED INTO STUD WALL (SEE 1/G4.50)

5 KITCHEN ELEV. - B



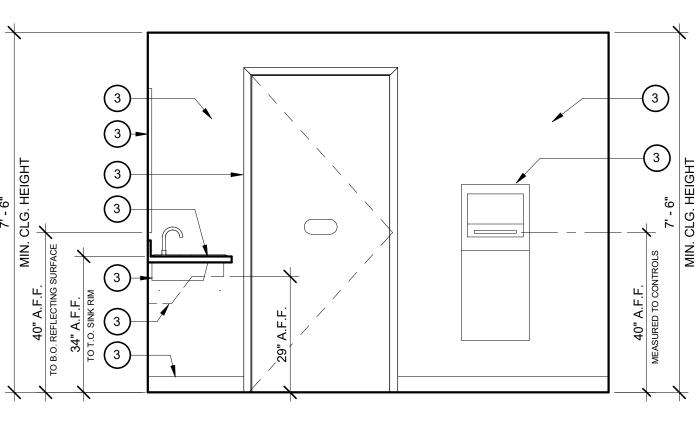
4 KITCHEN - ELEV. A
1/2" = 1'-0"



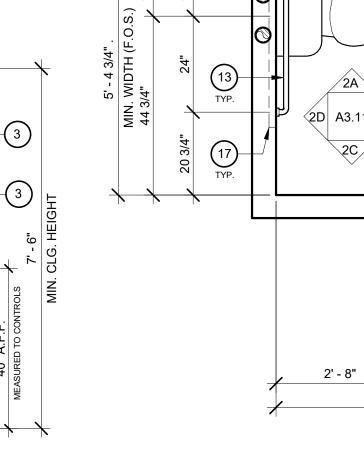


BATHROOM - ELEVATION 2D

1/2" = 1'-0"



2C BATHROOM - ELEVATION 2C



BATHROOM - ENLARGED PLAN
1/2" = 1'-0"

BATHROOM - ELEVATION 2B

1/2" = 1'-0"

BATHROOM - ELEVATION 2A

1/2" = 1'-0"

2' - 7 1/2"

9' - 6 3/4" .

MIN WIDTH (FOS) 14 31/32" 15"

112 3/4"

48x48

5' - 0 1/4"

6' - 8 3/4"

9' - 6 3/4"

MIN. WIDTH (F.O.S.)

43 3/4"

<u>LEGEND</u>

SPRINKLER HEAD ABOVE @ CEILING. (NUMBER OF HEADS AND LOCATION APPROX., AND TBD BY SPRINKLER CONTRACTOR PRIOR TO

EXHAUST FAN W/ ONE AIR CHANGE EVERY 15 MIN. & W/ HUMIDISTAT SYSTEM (TYP.) SHALL BE 'ENERGY STAR' COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING

(SD) SMOKE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)

PLUMBING RISER (SEE PLUMBING DRAWINGS)

BIDDING. GC TO COORDINATE W/ ALL TRADES)

08/17/2024 SD, TD SD

As indicated

8/10/2024

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

2417

CLIENT NAME: CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

CONSULTANTS

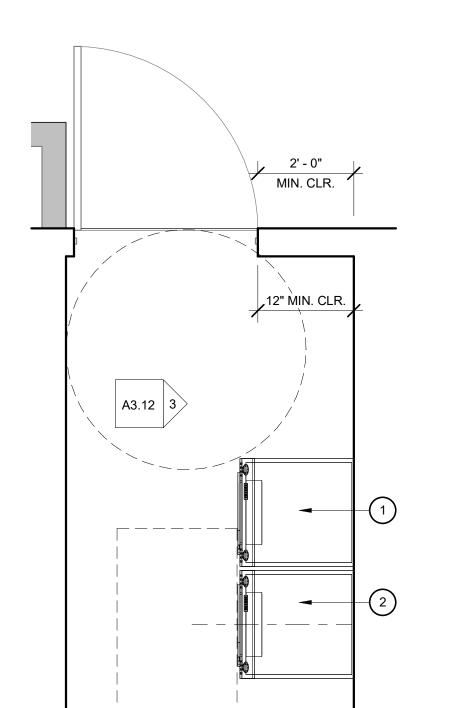
MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254 Phone: 213.239.9700

LANDSCAPE YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030

Phone: 323.258.5222

3 LAUNDRY RM. ELEV-A
1/2" = 1'-0"



1 ENLARGED PLAN - LAUNDRY RM.

1/2" = 1'-0"

<u>LEGEND</u>

THRESHOLD. SEE 1/A6.11 ELECTRICAL PANEL

SPRINKLER HEAD ABOVE @ CEILING. (NUMBER OF HEADS AND LOCATION APPROX., AND TBD BY SPRINKLER CONTRACTOR PRIOR TO BIDDING. GC TO COORDINATE W/ ALL TRADES)

EXHAUST FAN W/ ONE AIR CHANGE EVERY 15 MIN. & W/ HUMIDISTAT SYSTEM (TYP.) SHALL BE 'ENERGY STAR' COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING

CARBON MONOXIDE DETECTOR

30" X 48" WHEELCHAIR CLEARANCE

(HARD WIRED W/ BATTERY BACK-UP) SMOKE DETECTOR (HARD WIRED W/ BATTERY BACK-UP)

NEW WALL PER SCHEDULE

60" DIAMETER TURN AROUND CLEARANCE

DRAWING TITLE: ENLARGED PLANS / ELEVATIONS - LAUNDRY RM.

Scale

PLAN CHECK SET Date

Drawn by Checked by

A3.12

As indicated

08/17/2024

SD, TD

SD

EXISTING CONCRETE WALL. PATCH, PREP AND NEW PAINT.

(REPAIR AND PROTECT DURING CONSTRUCTION) EXISTING STONE VENEER. CLEAN, REPOINT AS NEEDED.

EXISTING METAL FENCE. PREP AND PAINT FOR LIKE-NEW. (REPAIR AND PROTECT DURING CONSTRUCTION)

(REPAIR AND PROTECT DURING CONSTRUCTION)

DEMO EXISTING MONUMENT SIGN.

NEW STOREFRONT. SEE PLAN AND SCHEDULE. MULLION COLOR TBD.

NEW WINDOW. SEE PLAN AND SCHEDULE. FRAME COLOR TBD

NEW CONCRETE RAMP WITH METAL GUARD/HANDRAIL W/ MIN. SRI OF 0.35. SLOPED PER PLAN AND COMPLYING WITH FIGURE 11B

9. NEW METAL FENCE. AND GATE

10. NEW PAINTED DOOR PER PLAN AND SCHEDULE (COLOR T.B.D.)

11. PARAPET WALL. REPLACE SHEET METAL COPING AND PAINT NEW. (SEE 11/A5.51)

12. 42" TALL METAL PICKET GUARDRAIL (SEE 4/A5.31)

13. EXTERIOR LIGHTING FIXTURE

14. ROOF DRAIN DOWNSPOUT

15. SHEET METAL SCUPPER BASIN MOUNTED TO WALL 16. ROOF EQUIPMENT SCREEN. PERFORATED METAL, FINAL SPEC

TBD. MCNICHOLS OR SIMILAR. 48" ABOVE T.O. EQUIPMENT PAD. DETAIL X/X.XX

17. BUILDING ADDRESS SIGNAGE (PER LAFC 505.1)

18. EXISTING FLAGPOLE TO REMAIN (PROTECT IN PLACE) 19. TINY HOME SHOWN FOR REFERENCE. FINAL PRODUCT AND

SPECS TO BE PROVIDED BY CITY / CONTRACTOR

LID / STORMWATER MANAGEMENT NOTES

A. ALL STORMWATER RUN-OFF FROM ROOF DRAINS,

(SEE CIVIL AND PLUMBING SHEETS FOR MORE

DOWNSPOUTS, AND AREA DRAINS WITHIN PODIUM AND

SIDE YARDS TO BE CONNECTED TO APPROVED LID / BMP

20. NEW PUBLIC ART

INFORMATION).

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

REUSE

CLIENT NAME: CITY OF BURBANK **CLIENT ADDRESS**: 150 N. THIRD STREET BURBANK, CA 91502

2417

CONSULTANTS

MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254

Phone: 213.239.9700

YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313

South Pasadena, CA 91030 Phone: 323.258.5222

DRAWING TITLE:

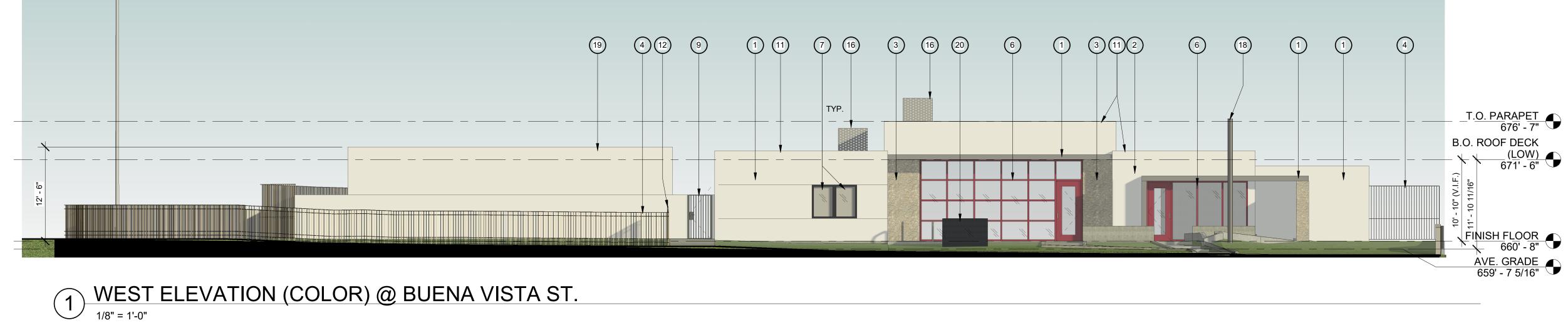
8/10/2024

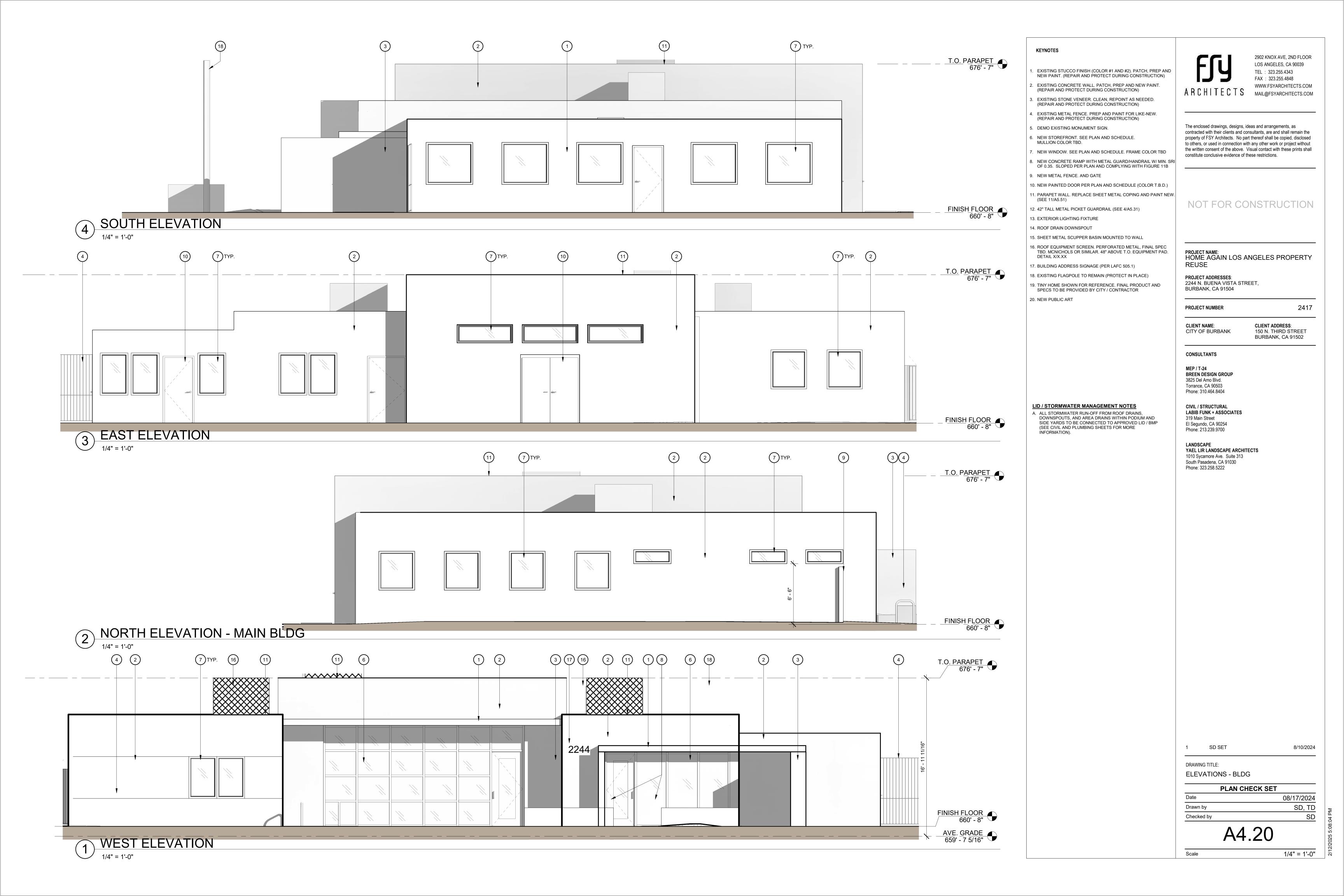
ELEVATIONS - SITE

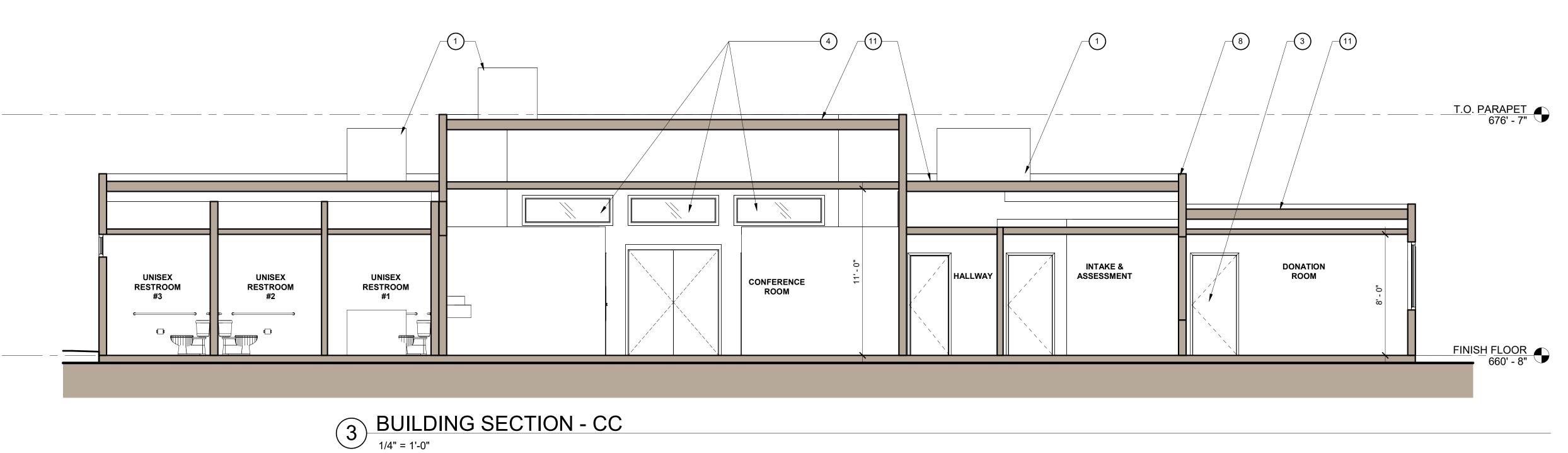
PLAN CHECK SET 08/17/2024 SD, TD SD

A4.10

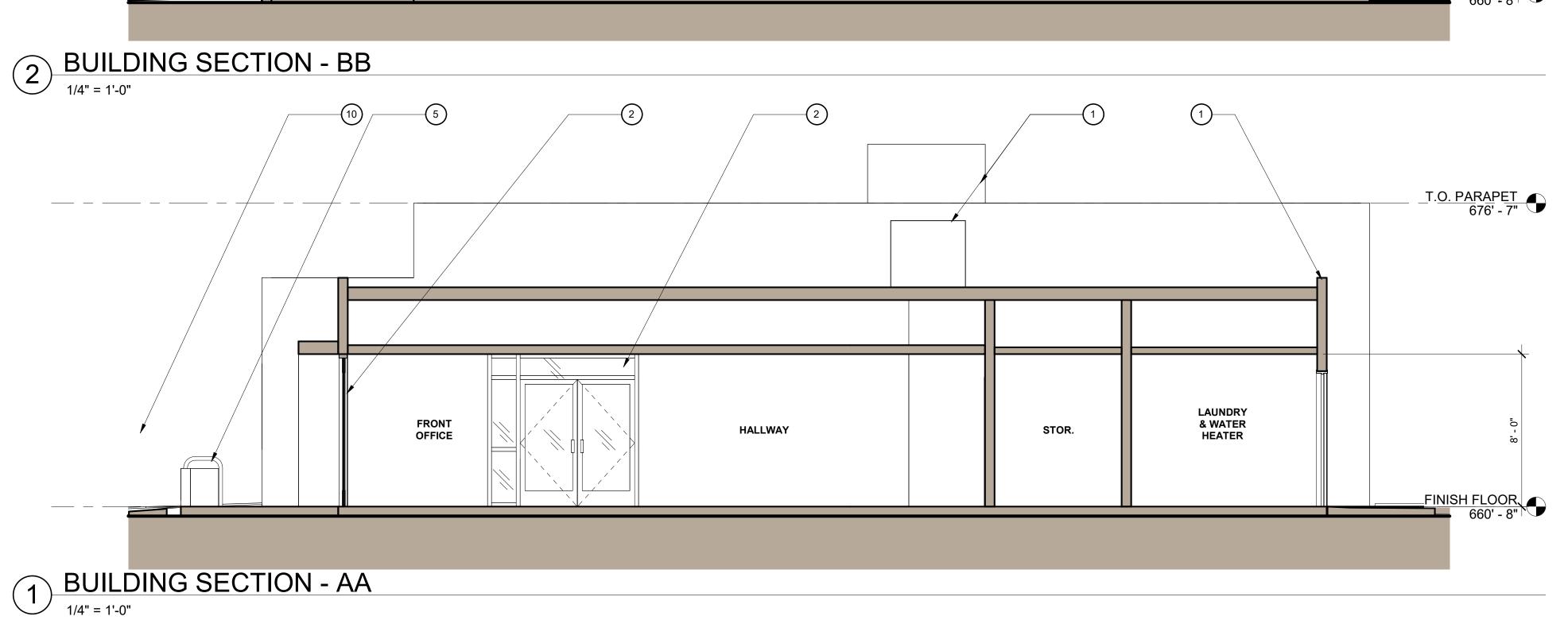
1/8" = 1'-0"







CONFERENCE ROOM HALLWAY/ FINISH FLOOR



KEYNOTES

- . METAL PERFORATED SCREEN (CONCEALING ROOFTOP
- 2. NEW STOREFRONT PER PLAN AND SCHEDULE (TYP.)
- 3. NEW DOOR PER PLAN AND SCHEDULE (TYP.)
- 4. NEW WINDOW PER PLAN AND SCHEDULE (TYP.)
- 5 LONG-TERM WALL-MOUNTED BICYCLE STORAGE STALLS W/ DIMENSIONS COMPLYING WITH BICYCLE PARKING ORDINANCE CF 12-1297-S1. SEE G1.60 FOR CUT SHEET
- 6. STUCCO W/ CEMENT 20/30 FINISH (LA HABRA W/ PAREX USA INTEGRAL COLOR) SEE ELEVATIONS FOR COLOR REFERENCE.
- . CONCRETE PAVEMENT (PER CIVIL DRAWINGS)
- 8. EXISTING PARAPET
- 9. EXISTING CONCRETE COLUMN
- 10. EXISTING METAL PICKET FENCE
- 11. EXISTING ROOF
- 12. HI/LOW DRINKING FOUNTAIN

13. FIRE EXTINGUISHER

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

CLIENT NAME: CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

2417

CONSULTANTS

MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254 Phone: 213.239.9700

LANDSCAPE YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030

Phone: 323.258.5222

DRAWING TITLE: **BUILDING SECTIONS**

Checked by

Scale

PLAN CHECK SET Drawn by

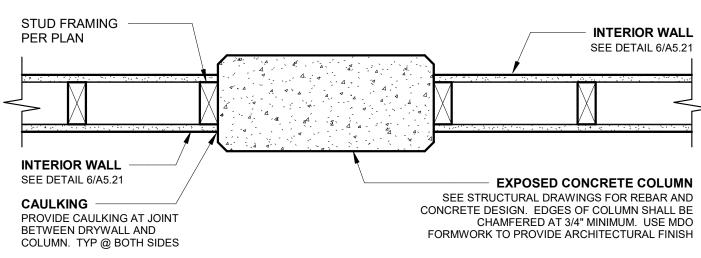
A4.50

1/4" = 1'-0"

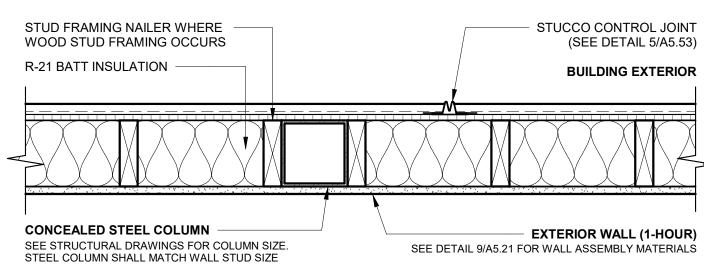
08/17/2024

SD, TD SD

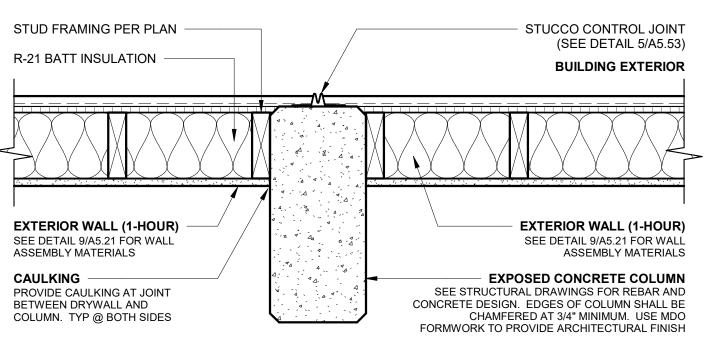
EXT. STUD WALL @ CONCRETE COLUMN 2



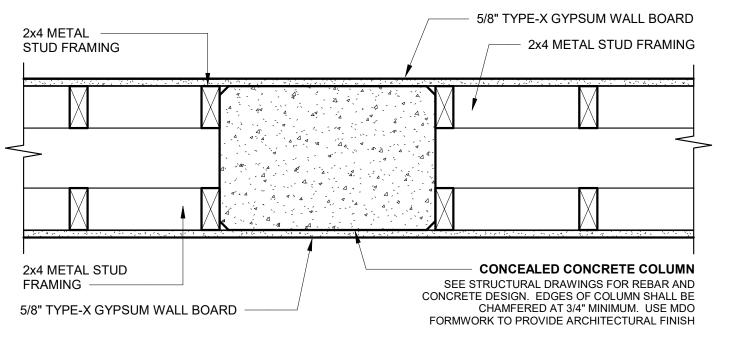
13 INT. STUD WALL @ CONCRETE COLUMN



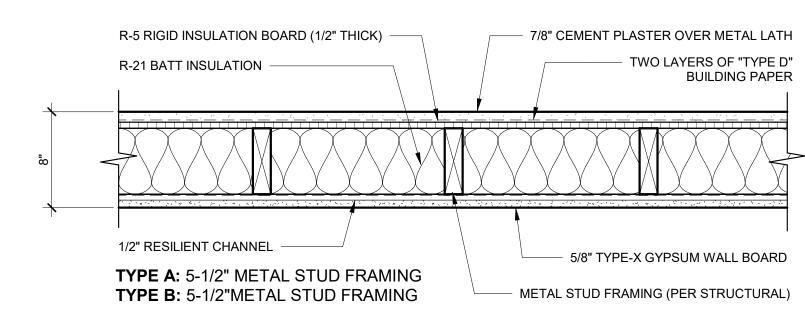
EXT. STUD WALL @ STEEL COLUMN



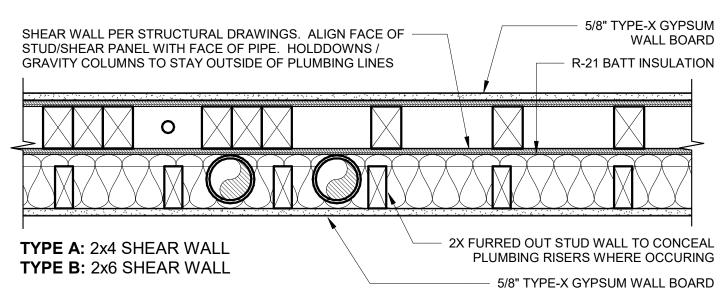
EXT. STUD WALL @ CONCRETE COLUMN



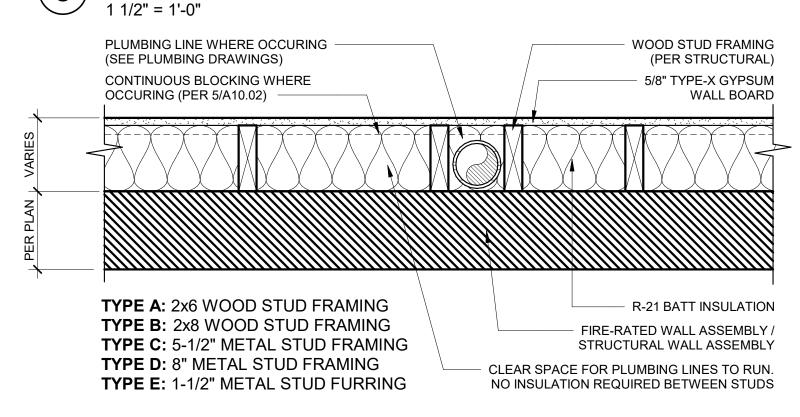
10 INT. STUD WALL @ CONCRETE COLUMN



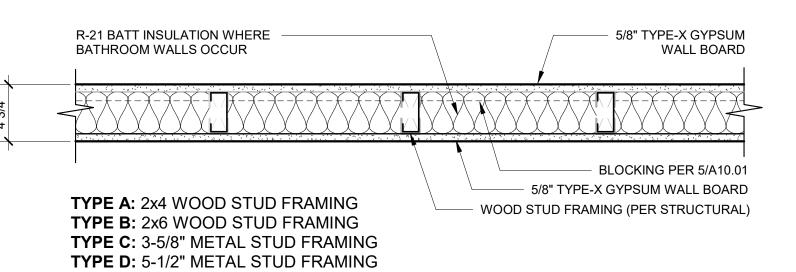
EXTERIOR METAL STUD WALL (1-HOUR) GA FILE NO WP. 8420 - 1 HR. FIRE - MINIMUM STC 50



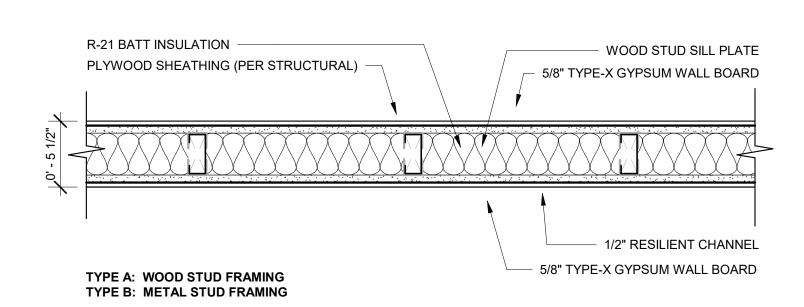
INTERIOR STUD SHEAR / PLUMBING WALL



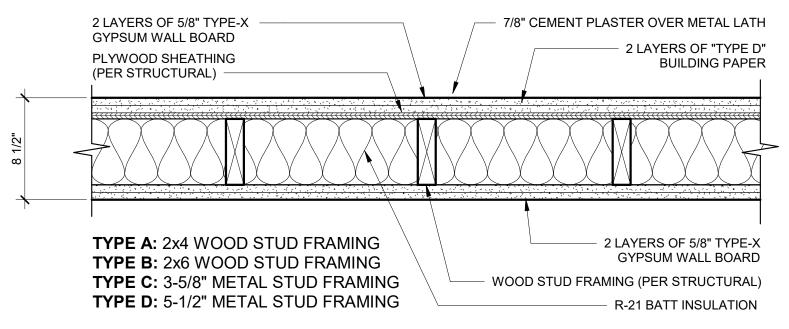
INTERIOR STUD FURRED WALL



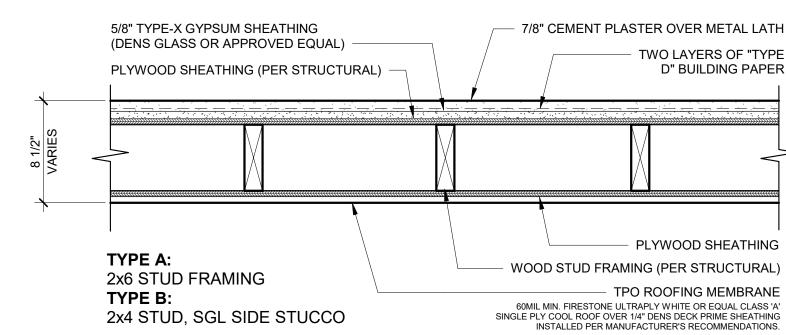
INTERIOR STUD PARTITION WALL



INTERIOR WD. STUD PARTI WALL (1-HOUR) GA FILE NO. WP 3242 - 1-HR FIRE - STC RATING 50

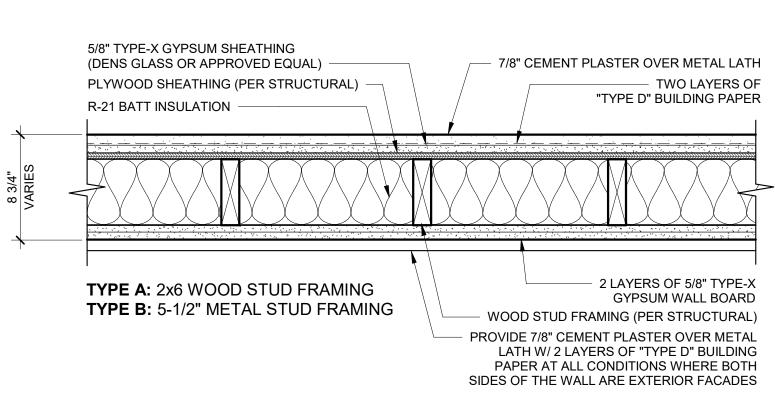


INTERIOR STUD WALL (2-HOUR) GA FILE NO. WP 3910 - 2-HR FIRE - STC RATING 50-54

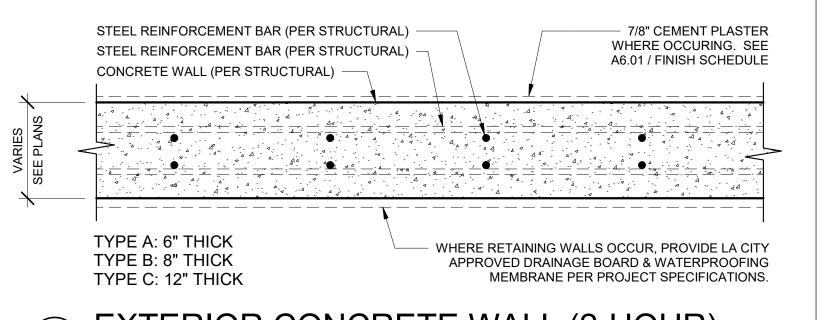


EXTERIOR WD. STUD PARAPET WALL 3

GA FILE NO WP. 8420 - 2 HR. FIRE - MINIMUM STC 50



EXTERIOR WOOD STUD WALL (2-HOUR) GA FILE NO WP. 8420 - 2 HR. FIRE - MINIMUM STC 50



EXTERIOR CONCRETE WALL (2-HOUR)

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

2417

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

REUSE

CLIENT ADDRESS: CLIENT NAME: CITY OF BURBANK 150 N. THIRD STREET BURBANK, CA 91502

MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

CONSULTANTS

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254 Phone: 213.239.9700

YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030

Phone: 323.258.5222

SD SET

Scale

8/10/2024

DRAWING TITLE: ARCHITECTURAL DETAILS - WALL TYPES & SECTIONS

PLAN CHECK SET Date

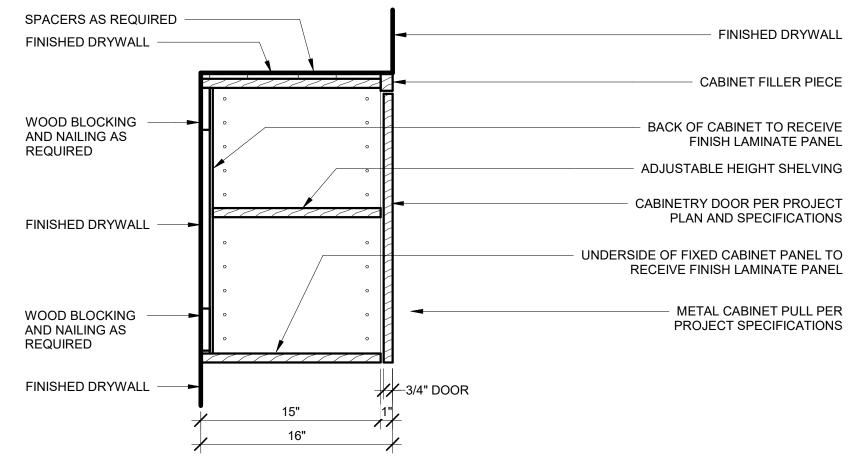
08/17/2024 SD, TD Drawn by Checked by SD

A5.21

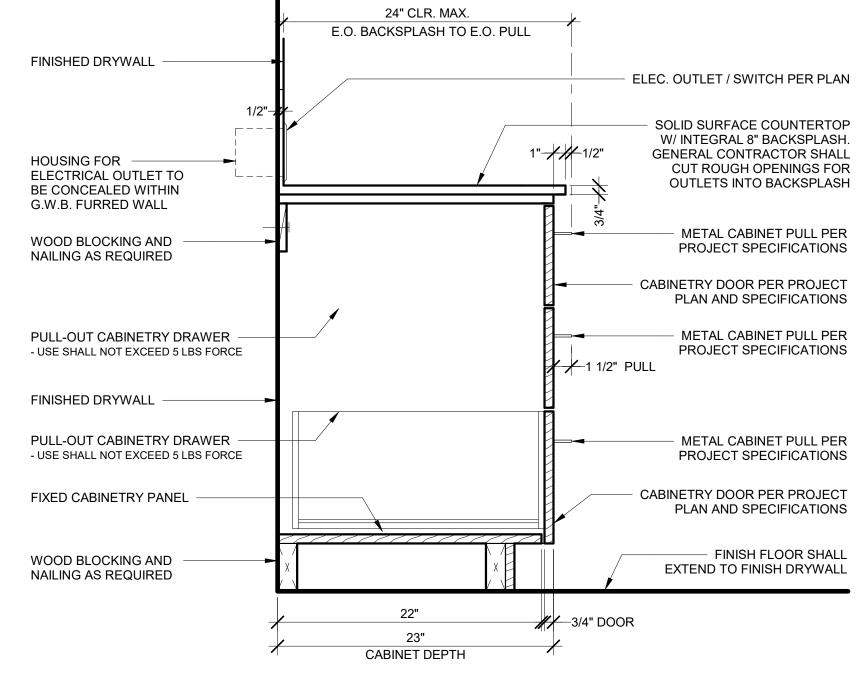
1 1/2" = 1'-0"

PANTRY CABINET @ KITCHEN - DETAIL 1

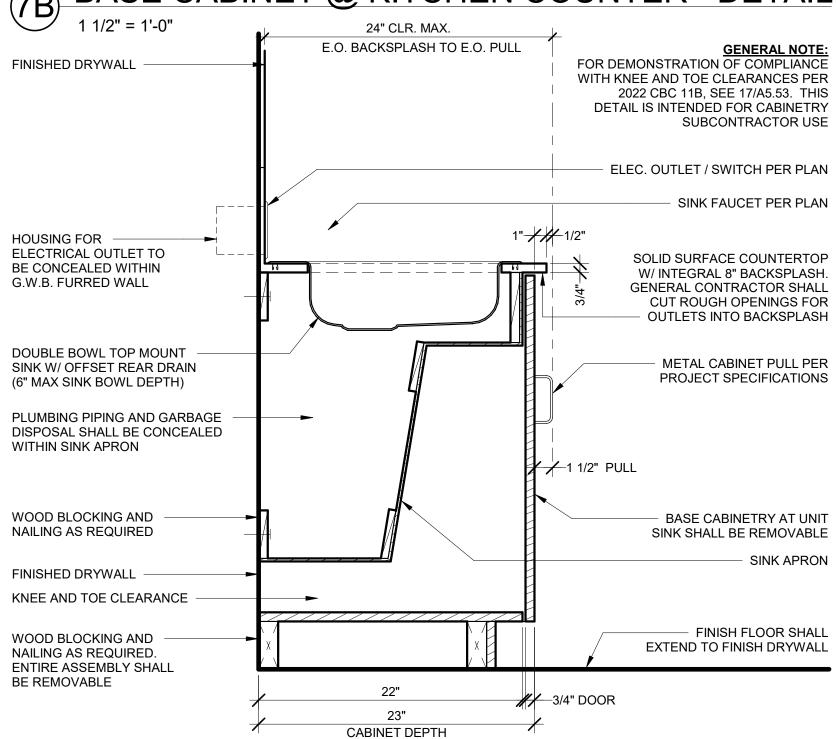
1 1/2" = 1'-0"



UPPER CABINET @ KITCHEN - DETAIL 1







BASE CABINET @ KITCHEN / VANITY - DETAIL
1 1/2" = 1'-0"

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER CLIENT NAME:

CLIENT ADDRESS: CITY OF BURBANK 150 N. THIRD STREET BURBANK, CA 91502

2417

CONSULTANTS

MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254

Phone: 213.239.9700

Phone: 323.258.5222

LANDSCAPE YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030

SD SET

8/10/2024

DRAWING TITLE:

Scale

ARCHITECTURAL DETAILS - INTERIOR

PLAN CHECK SET Date 08/17/2024 SD, TD Drawn by SD Checked by

A5.41

1 1/2" = 1'-0"

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039

PROJECT NUMBER

CLIENT NAME:

CLIENT ADDRESS: 150 N. THIRD STREET

2417

CITY OF BURBANK BURBANK, CA 91502

MEP / T-24

CONSULTANTS

BREEN DESIGN GROUP 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

> CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254

Phone: 213.239.9700

Phone: 323.258.5222

YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030

ARCHITECTS

constitute conclusive evidence of these restrictions.

INTERIOR

WOOD STUD FRAMING

NAIL WINDOW NAIL FIN

INTERIOR

BIRD AND INSECT SCREEN

NAIL WINDOW NAIL FIN

WOOD STUD FRAMING

(PER STRUCTURAL)

GLAZING PER PLAN AND SCHEDULE

JOINT SEALANT AND BACKER ROD

2x4 WOOD BLOCKING RECIEVING

2x4 WOOD BLOCKING RECIEVING

JOINT SEALANT AND BACKER ROD

GLAZING PER PLAN AND SCHEDULE

(PER STRUCTURAL)

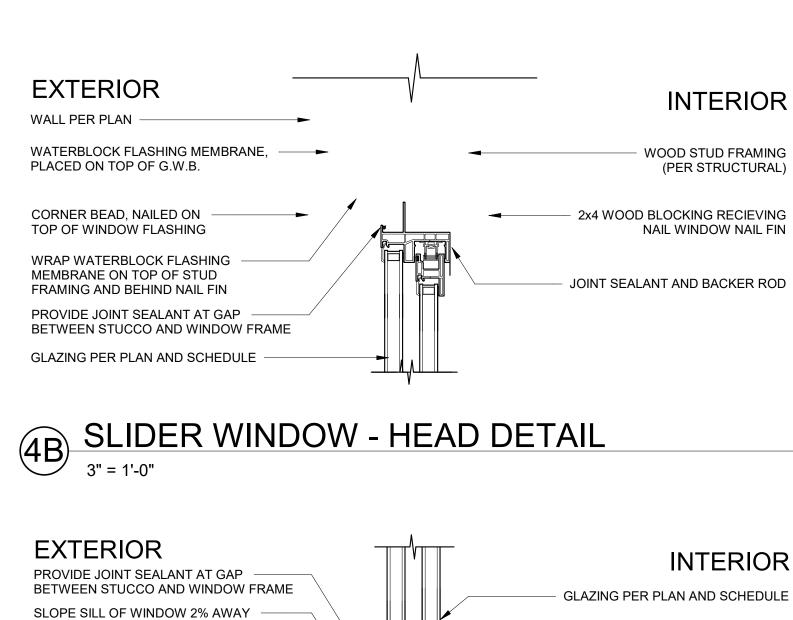
DRAWING TITLE: ARCHITECTURAL DETAILS - WINDOWS PLAN CHECK SET Date 08/17/2024 SD, TD Drawn by

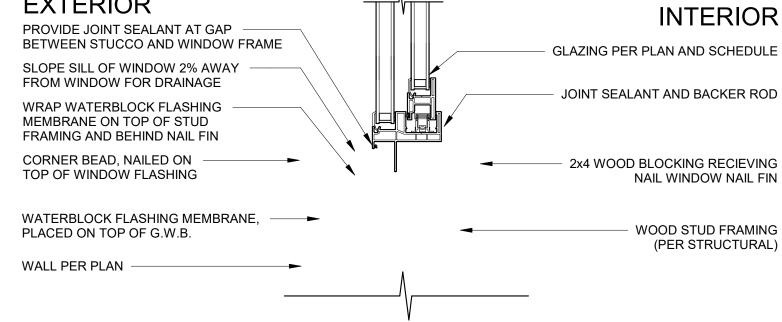
SD SET

A5.60

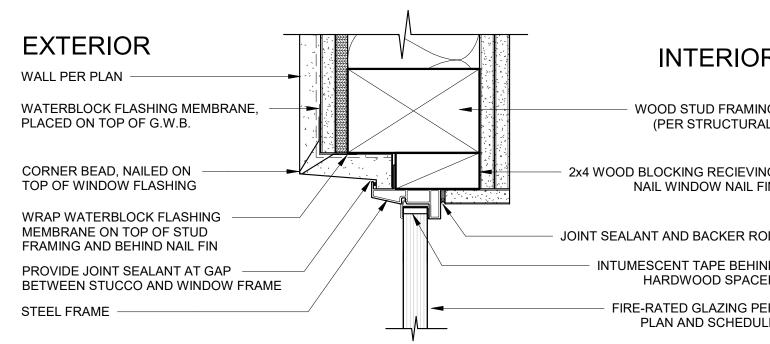
Checked by

Scale

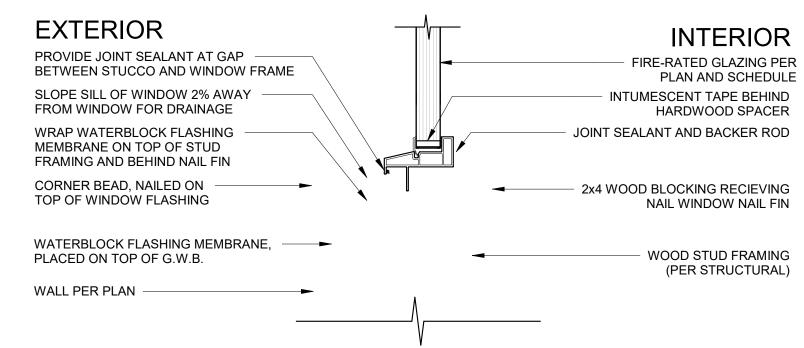




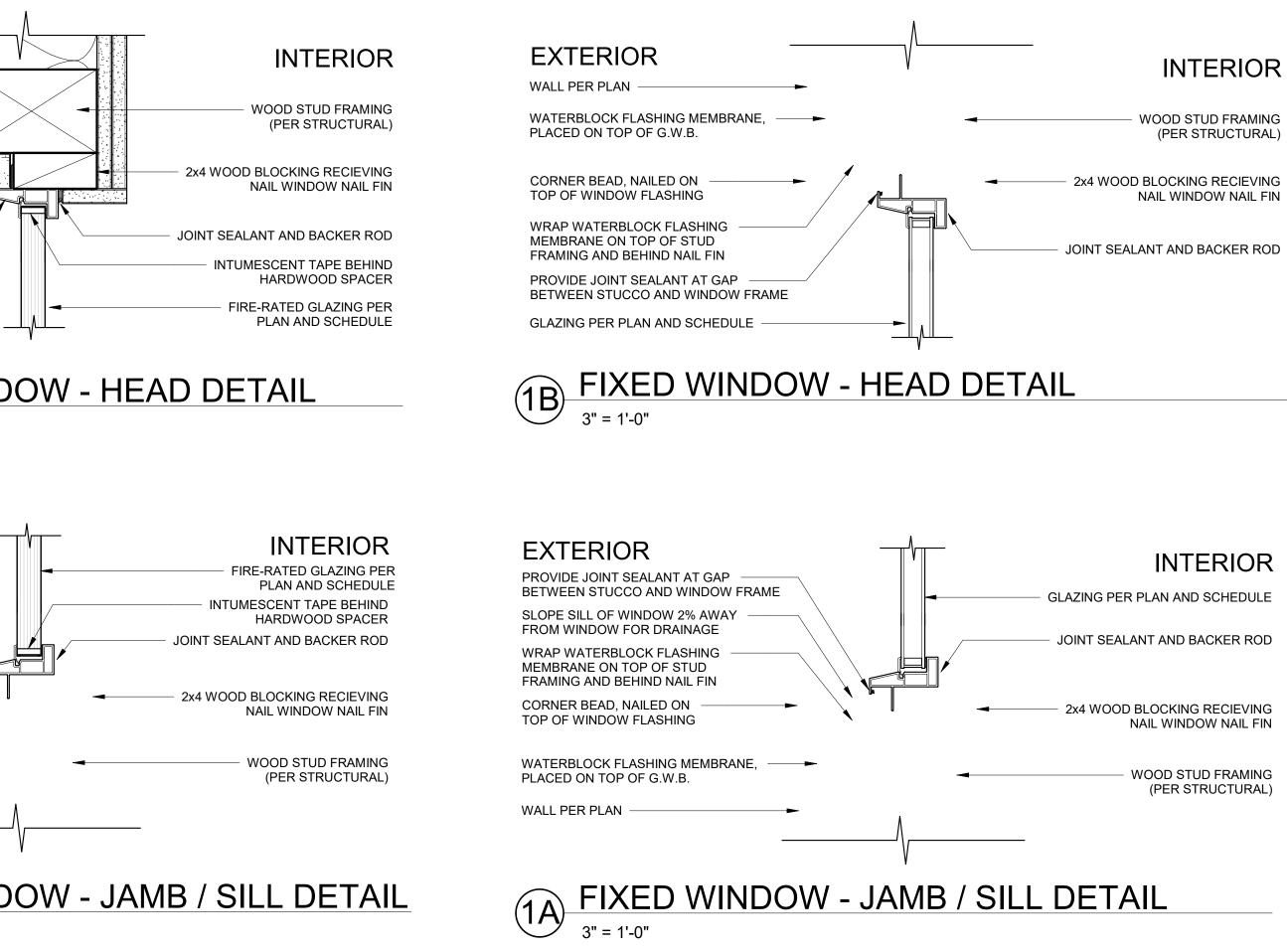












EXTERIOR

PLACED ON TOP OF G.W.B.

CORNER BEAD, NAILED ON

TOP OF WINDOW FLASHING

WRAP WATERBLOCK FLASHING

FRAMING AND BEHIND NAIL FIN

PROVIDE JOINT SEALANT AT GAP

BETWEEN STUCCO AND WINDOW FRAME

SINGLE-HUNG WINDOW - HEAD DETAIL

3" = 1'-0"

SINGLE-HUNG WINDOW - JAMB / SILL DETAIL
3" = 1'-0"

MEMBRANE ON TOP OF STUD

BIRD AND INSECT SCREEN

EXTERIOR

PROVIDE JOINT SEALANT AT GAP

SLOPE SILL OF WINDOW 2% AWAY

FROM WINDOW FOR DRAINAGE

WRAP WATERBLOCK FLASHING

MEMBRANE ON TOP OF STUD

FRAMING AND BEHIND NAIL FIN

CORNER BEAD, NAILED ON

PLACED ON TOP OF G.W.B.

WALL PER PLAN

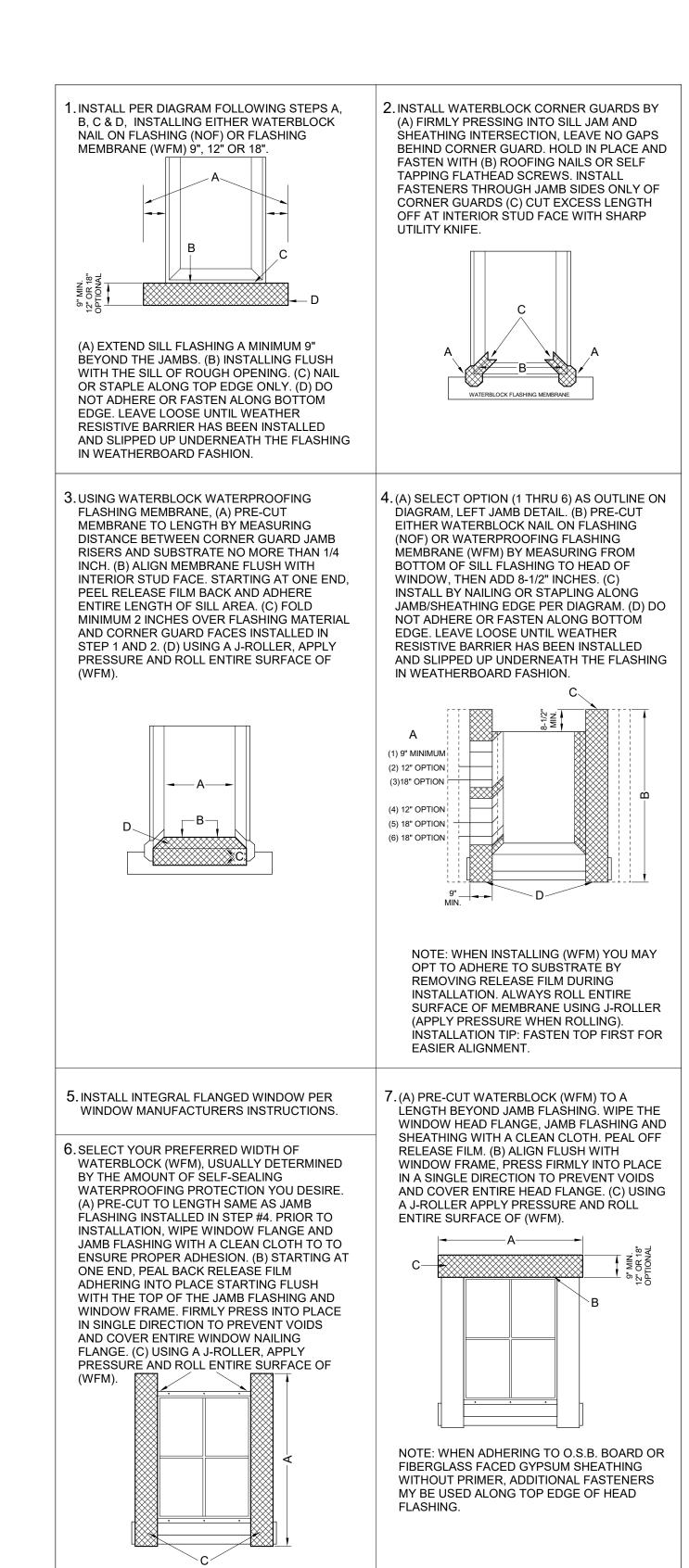
TOP OF WINDOW FLASHING

BETWEEN STUCCO AND WINDOW FRAME

WATERBLOCK FLASHING MEMBRANE, ----

WATERBLOCK FLASHING MEMBRANE, ----

WALL PER PLAN

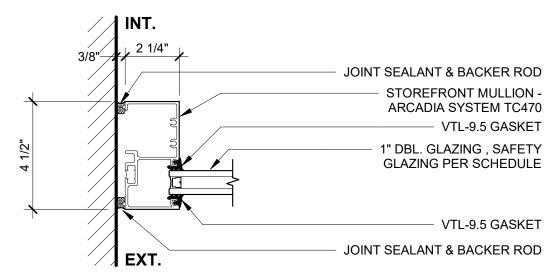


WATERBLOCK SYSTEM - TYPICAL DETAIL

3" = 1'-0"

SD 3" = 1'-0"

8/10/2024



STOREFRONT JAMB - EXT TC470 SERIES - OFFSET GLAZING

JOINT SEALANT & BACKER ROD

STOREFRONT MULLION -

ARCADIA SYSTEM TC470

VTL-9.5 GASKET

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

ARCHITECTS MAIL@FSYARCHITECTS.COM

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848

WWW.FSYARCHITECTS.COM

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

CLIENT NAME:

CLIENT ADDRESS: CITY OF BURBANK 150 N. THIRD STREET BURBANK, CA 91502

2417

CONSULTANTS MEP / T-24

BREEN DESIGN GROUP 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

1" DBL. GLAZING,

TC470 SERIES - OFFSET GLAZING

GLAZING PER

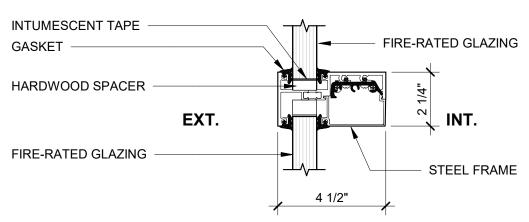
SCHEDULE

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254

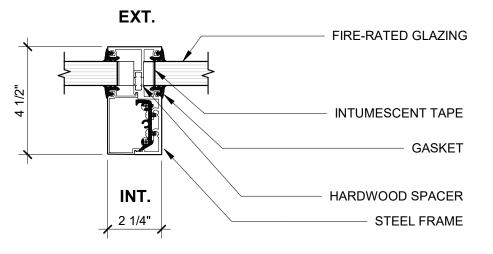
Phone: 213.239.9700

Phone: 323.258.5222

LANDSCAPE YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030



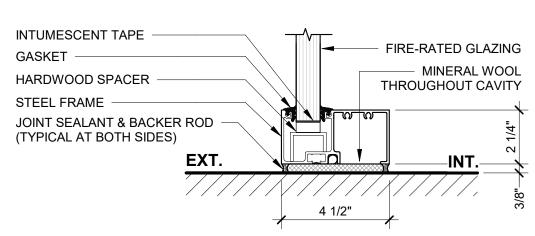




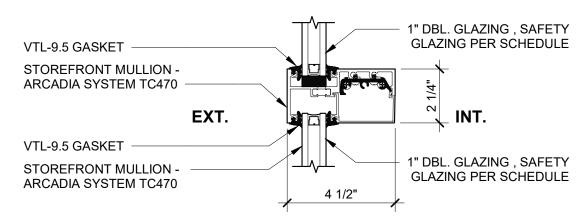
STOREFRONT VERT - EXT.

3" = 1'-0"

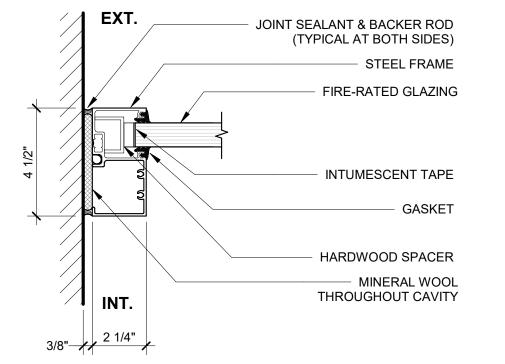
TGP FIDEEDAMES TGP FIREFRAMES - 60 TO 120 MIN.



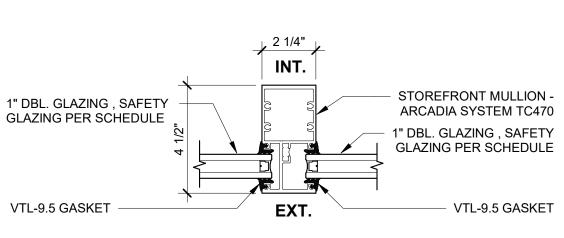
6 STOREFRONT SILL - EXT.
3" = 1'-0" TGP FIREFRAMES - 60 TO 120 TGP FIREFRAMES - 60 TO 120 MIN.



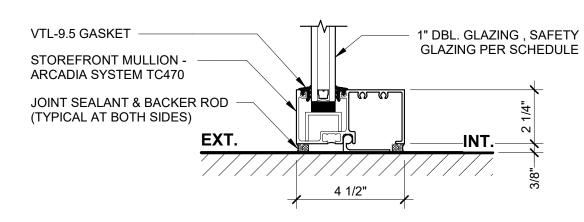
STOREFRONT HORIZ. - EXT TC470 SERIES - OFFSET GLAZING



STOREFRONT JAMB - EXT. TGP FIREFRAMES - 60 TO 120 MIN.



5 STOREFRONT VERT. - EXT TC470 SERIES - OFFSET GLAZING



STOREFRONT SILL - EXT TC470 SERIES - OFFSET GLAZING

DRAWING TITLE: ARCHITECTURAL DETAILS -**STOREFRONTS**

Scale

PLAN CHECK SET Date 08/17/2024 Drawn by Checked by

A5.62

3" = 1'-0"

SD, TD

SD

LOS ANGELES, CA 90039 WWW.FSYARCHITECTS.COM MAIL@FSYARCHITECTS.COM

2902 KNOX AVE, 2ND FLOOR

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

REUSE PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET,

BURBANK, CA 91504

PROJECT NUMBER

CITY OF BURBANK

CLIENT NAME:

CLIENT ADDRESS: 150 N. THIRD STREET

2417

BURBANK, CA 91502

CONSULTANTS

MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254

Phone: 213.239.9700

Phone: 323.258.5222

LANDSCAPE YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030

SD SET

ARCHITECTURAL DETAILS - DOORS

PLAN CHECK SET

A5.63

DRAWING TITLE:

Date

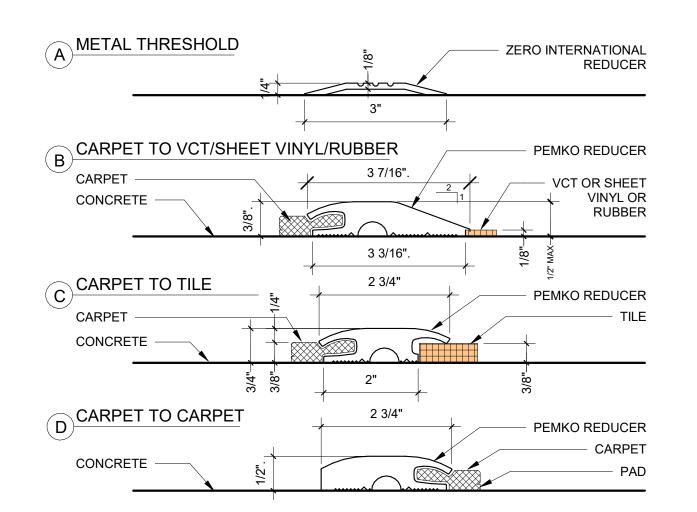
Scale

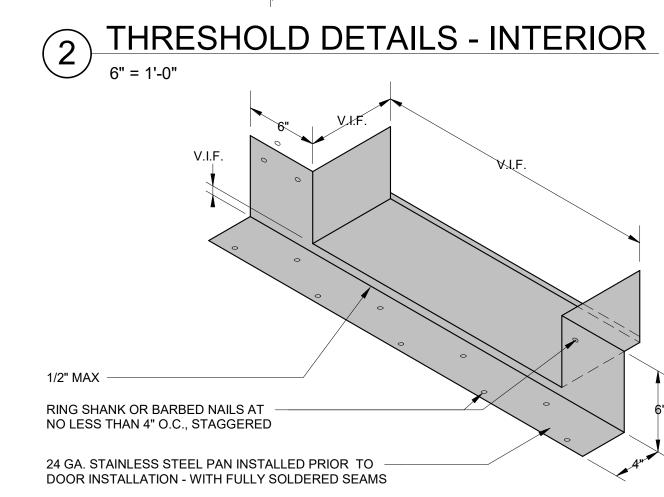
Drawn by

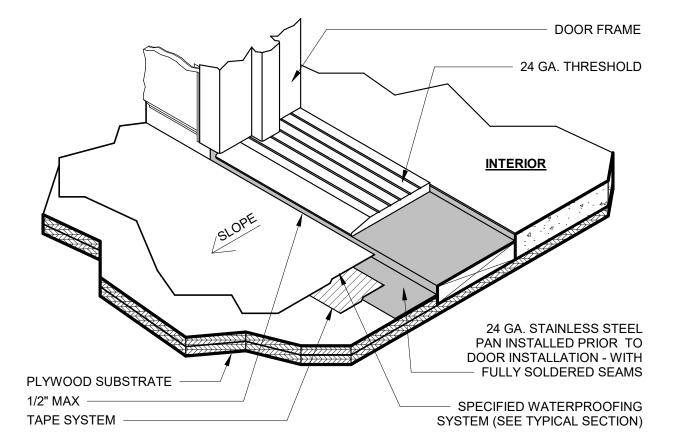
Checked by

DOOR PER SCHEDULE METAL THRESHOLD F.F.E.

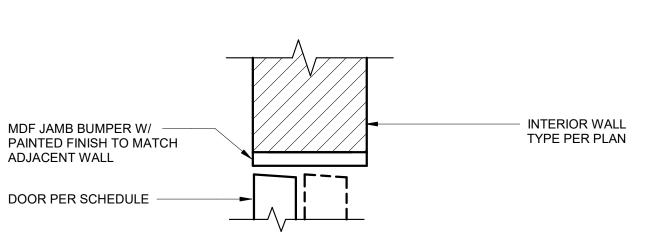
THRESHOLD DETAILS - EXTERIOR







THRESHOLD DETAILS - EXTERIOR



EXTERIOR WALL

TYPE PER PLAN

PROVIDE JOINT

STEEL CASING W/

EXTERIOR WALL

TYPE PER PLAN

PROVIDE JOINT

METAL DOOR FRAME

FINISH SCHEDULE

W/ PAINTED FINISH PER

DOOR PER SCHEDULE

SEALANT AND

CAULKING

INTERIOR

EXTERIOR WALL

TYPE PER PLAN

PROVIDE JOINT

METAL DOOR FRAME

FINISH SCHEDULE

W/ PAINTED FINISH PER

DOOR PER SCHEDULE

SEALANT AND

CAULKING

INTERIOR

METAL FASTENERS

(TYP ON BOTH SIDES)

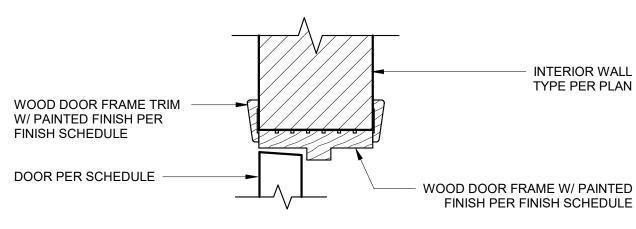
DOOR PER SCHEDULE

SEALANT AND

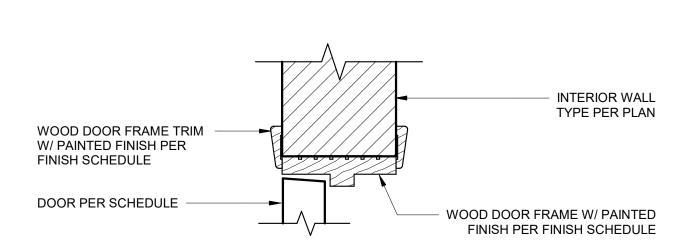
CAULKING

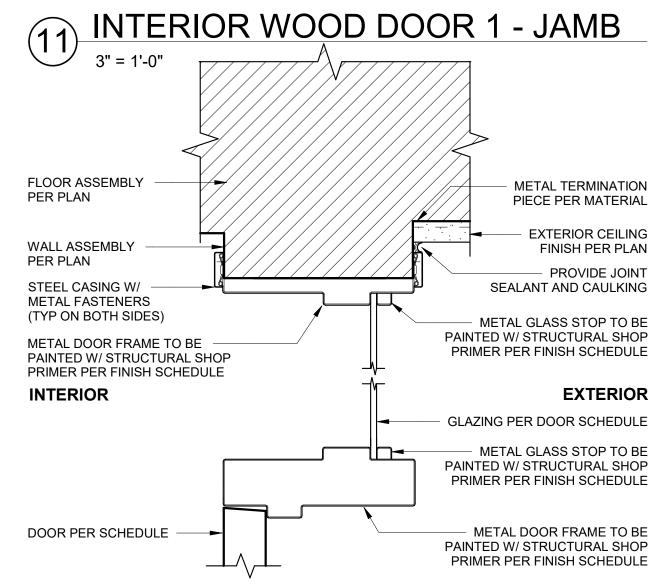
INTERIOR

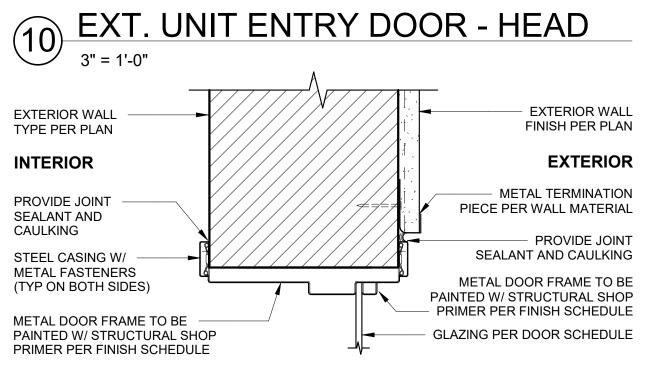
13 INTERIOR WOOD DOOR 2 - JAMB



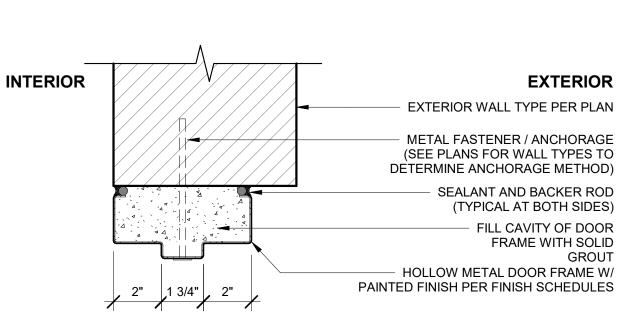
INTERIOR WOOD DOOR 1 - HEAD







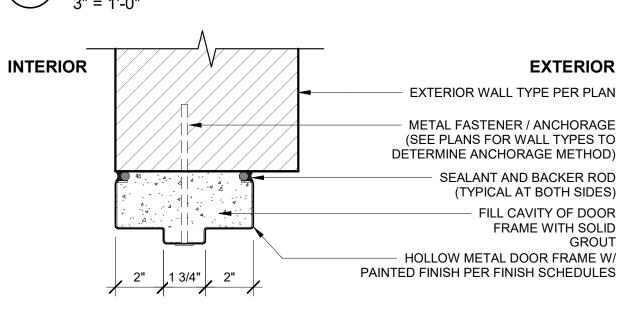
9 EXT. UNIT ENTRY DOOR - JAMB 2



6 EXT. H.M. DOOR 2 - JAMB DETAIL

3" = 1'-0"

EXT. H.M. DOOR 1 - JAMB DETAIL



EXT. H.M. DOOR 1 - HEAD DETAIL

3" = 1'-0"

EXTERIOR WALL

FINISH PER PLAN

METAL TERMINATION

PROVIDE JOINT

EXTERIOR WALL FINISH PER PLAN

PROVIDE JOINT

JAMB ANCHORS

EXTERIOR

EXTERIOR WALL

FINISH PER PLAN

PROVIDE JOINT

JAMB ANCHORS

EXTERIOR

METAL TERMINATION

PIECE PER WALL MATERIAL

SEALANT AND CAULKING

METAL TERMINATION

PIECE PER WALL MATERIAL

SEALANT AND CAULKING

PIECE PER WALL MATERIAL

METAL DOOR FRAME TO BE PAINTED W/ STRUCTURAL SHOP PRIMER PER FINISH SCHEDULE

EXT. UNIT ENTRY DOOR - JAMB 1

EXT. H.M. DOOR 2 - HEAD DETAIL

SEALANT AND CAULKING

EXTERIOR

W/ PAINTED FINISH PER FINISH SCHEDULES (TYP.) METAL PLATE, WELDED TO STEEL TUBE POST. PROVIDE PAINTED FINISH PER FINISH SCHEDULES (TYP. HSS TUBE STEEL POST W/ PAINTED FINISH PER FINISH SCHEDULES **GALVANIZED 180-DEGREE SWING** HINGE. CONTRACTOR SHALL **INTERIOR** PROVIDE HINGE THAT IS CAPABLE OF MEETING 5LB FORCE REQUIREMENT PER 2022 CBC GALVANIZED METAL FASTENER W/ PAINTED FINISH PER FINISH SCHEDULES (TYP.) **EXTERIOR** HSS TUBE STEEL FRAME W/ STRUCTURAL SHOP PRIMER PAINTED FINISH HSS TUBE STEEL FRAME W/ STRUCTURAL SHOP PER FINISH SCHEDULE GALVANIZED METAL THROUGH-

EXTERIOR GATE - THRESHOLD

3" = 1'-0"

HSS TUBE STEEL FRAME

W/ STRUCTURAL SHOP

PRIMER PAINTED FINISH

PER FINISH SCHEDULE

METAL SUPPORT

INTERIOR

STRUCTURAL SHOP

BACKING / BLOCKING W/

PRIMER PAINTED FINISH

PER FINISH SCHEDULE

PANIC HARDWARE ON

PUSH SIDE OF THE DOOR

HSS TUBE STEEL FRAME

W/ STRUCTURAL SHOP

PRIMER PAINTED FINISH

PRIMER PAINTED FINISH

PER FINISH SCHEDULE

PER FINISH SCHEDULE

EXTERIOR GATE - JAMB

3" = 1'-0"

METAL PLATE, WELDED

PROVIDE PAINTED FINISH PER

1" x 1" MICRO MESH FENCING

FINISH SCHEDULES (TYP.)

W/ PAINTED FINISH PER

LEVER HARDWARE ON

EXTERIOR

PULL SIDE OF THE DOOR

HSS TUBE STEEL FRAME

GALVANIZED METAL THROUGH-

BOLT W/ PAINTED FINISH PER

1" x 1" MICRO MESH FENCING

BOLT W/ PAINTED FINISH PER

FINISH SCHEDULES (TYP.)

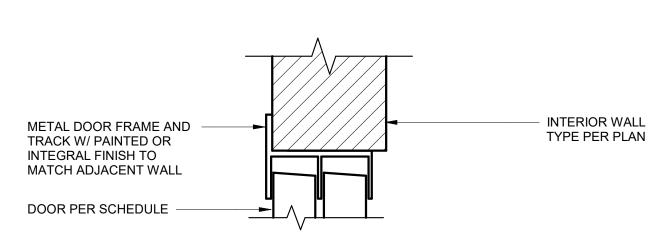
FINISH SCHEDULES (TYP.)

W/ PAINTED FINISH PER

FINISH SCHEDULES

FINISH SCHEDULES

TO STEEL TUBE POST.



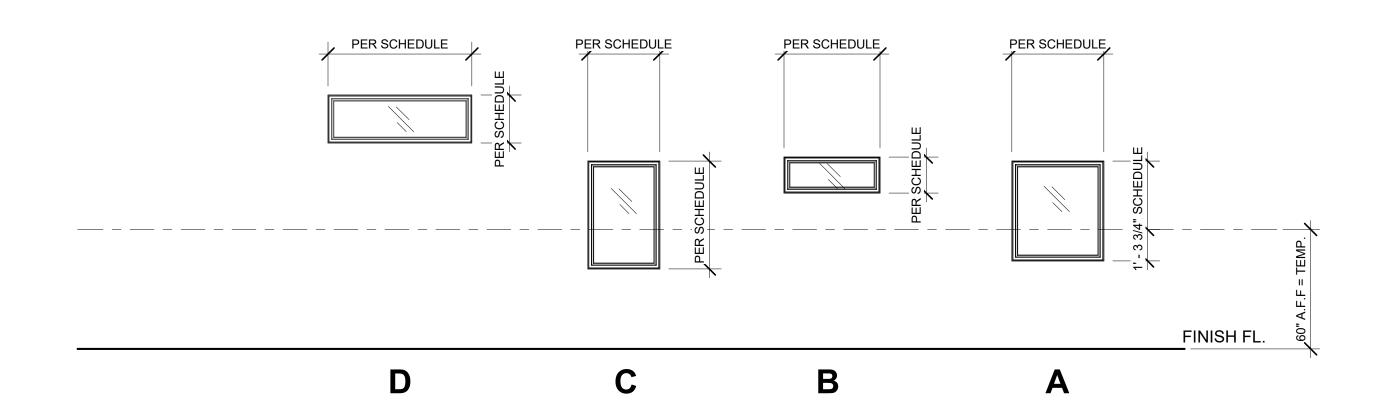
14 INTERIOR WOOD DOOR 2 - HEAD
3" = 1'-0"

08/17/2024 SD, TD

8/10/2024

As indicated

	WINDOW SCHEDULE												
WIN.		ODEDATION.	T) (D)	LOGATION	NAME THE	LIFICLIT	HEAD	0.470.0		11545	1445		DEMA DI (0
NO.	RATING	OPERATION	TYPE	LOCATION	WIDTH	HEIGHT	HEIGHT	GLAZING	FRAME MATERIAL	HEAD	JAMB	SILL	REMARKS
1		FIXED PANE	Α	COMPUTER ROOM	3' - 10"	4' - 2"	7' - 10"	LOW-E GLAZING UNIT	VINYL	1A/A5.60	1B/A5.60	1A/A5.60	1
2		FIXED PANE	В	RESTROOM	4' - 0"	1' - 6"	8' - 0"	LOW-E GLAZING UNIT	VINYL	1A/A5.60	1B/A5.60	1A/A5.60	1
3		FIXED PANE	С	OFFICE, KITCHEN	3' - 0"	4' - 6"	<varies></varies>	LOW-E GLAZING UNIT	VINYL	1A/A5.60	1B/A5.60	1A/A5.60	1
4		FIXED PANE	D	CONFERENCE ROOM	6' - 0"	2' - 0"	10' - 7"	LOW-E GLAZING UNIT	VINYL	1A/A5.60	1B/A5.60	1A/A5.60	1



KEYNOTES

- WINDOR 1550 SERIES (OR APPROVED EQUAL) [STC 32 / U-FACTOR 0.30 / SHCG 0.22]
- 2. PROVIDE CENTER MULLION PIECES PER WINDOW PLAN AND SCHEDULE. REFER TO MILGARD MANUFACTURER STANDARDS AND RECOMMENDATIONS



2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

CLIENT NAME:

CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

2417

MEP / T-24

BREEN DESIGN GROUP 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

CONSULTANTS

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254 Phone: 213.239.9700

LANDSCAPE YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030

GENERAL NOTES:

- 1. ALL DETAIL SHOWN FOR REFERENCE / COORDINATION ONLY. REFER TO WINDOW MANUFACTURER STANDARDS AND RECOMMENDATIONS.
- 2. GENERAL CONTRACTOR SHALL PROVIDE NFRC LABELS FOR ALL WINDOWS FOR ON-SITE REVIEW
- 3. ALL WINDOWS SHALL RECEIVE WATERPROOFING AND FLASHING PER WATERBLOCK SYSTEM DETAILED IN 6/A6.01. GENERAL CONTRACTOR SHALL PROVIDE MOCK-UP FOR REVIEW DURING THE COURSE OF CONSTRUCTION

SAFETY GLAZING NOTES

EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURERS DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF SAFETY GLAZING. GLAZING IN:

- A. SWING DOORS B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES
- C. STORM DOORS D. UNFRAMED SWINGING DOORS
- E. DOORS AND ENCLOSURES FOR HOT TUBES, WHIRLPOOLS, SAUNAS. STEAM ROMS, BATHTUBS, AND SHOWERS. F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS
- G. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
- i. EXPOSED AREA OF AN INDIVUDAL PANE GREATER THAN 9 SQUARE FEET (0.84 M2). ii. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR iii. ÈXPOSÉD TOP EDGE GREATER THAN 36 INCHES

(914 MM) ABOVE THE FLOOR

- H. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING. I. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL
- IN-FILL PANELS.
 J. WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT: i. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE A WALKING SURFACE
- ON THE POOL OR SPA SIDE OF THE GLAZING. ii. THE GLAZING IS WITHIN 60 UNCHES (1525 MM) OF A SWIMMING POOL OR SPA WATER'S EDGE K. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR
- EXCEPTION WITH SPECIAL INSTALLATION).
 L. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION)

SD SET

DRAWING TITLE:

Scale

8/10/2024

08/17/2024

SD, TD

SD

PROJECT SCHEDULES - WINDOW

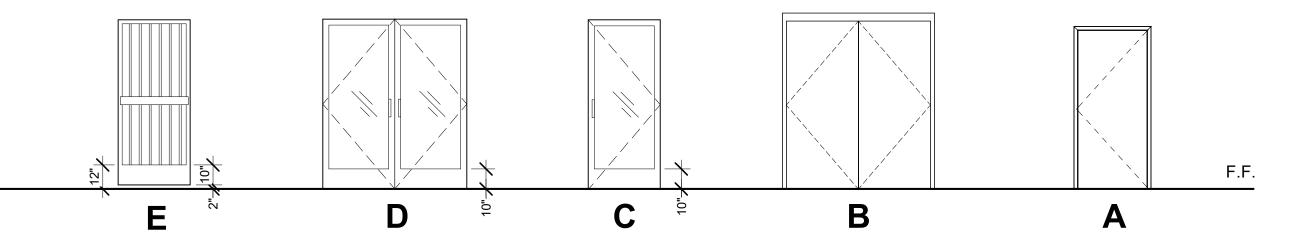
PLAN CHECK SET Date

Drawn by Checked by

A6.02

1/4" = 1'-0"

									DOOR SO	CHEDULE							
	FIRE				HEAD				DOOR				FRAME			HARDWAR	E
NO.	RATING	OPERATION	LOCATION	TYPE		WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB	THRESHOLD	_	REMARKS
1	-	SINGLE-FLUSH (INTERIOR)	OFFICE, RESTROOM	A	6' - 8"	3' - 0"	6' - 8"	0' - 1 3/4"									3,6
1A	20 MIN	SINGLE-FLUSH (INTERIOR)	RESIDENTIAL SPACE	А	6' - 8"	3' - 0"	6' - 8"	0' - 1 3/4"									1,2,3,6
1B	-	SINGLE-FLUSH (INTERIOR)	KITCHEN, STOR.	А	6' - 8"	2' - 8"	6' - 8"	0' - 1 3/4"									3,6
2		DOUBLE-FLUSH (EXTERIOR)	CONFERENCE ROOM	В	7' - 0"	6' - 0"	7' - 0"	0' - 1 3/4"									3,6
3	-	DOUBLE-FLUSH (INTERIOR)	MPOE	В	7' - 0"	6' - 0"	7' - 0"	0' - 1 3/4"									
4		SINGLE-FLUSH (EXTERIOR)	LAUNDRY	А	7' - 0"	3' - 10"	7' - 0"	0' - 1 3/4"									3,6
5		DOUBLE-FLUSH (EXTERIOR)	TRASH ENCLOSURE	В	4' - 8"	6' - 0"	7' - 0"	0' - 1 3/4"									3,6
6A		SINGLE-FLUSH STOREFRONT	FRONT OFFICE, CONFERENCE RM.	D		<varies></varies>	<varies></varies>	0' - 1 3/4"									3,4,6,7
6B	20 MIN	SINGLE-FLUSH STOREFRONT	COMPUTER RM.	С		3' - 0 3/4"	7' - 9 1/2"	0' - 1 3/4"									1,2,3,6,7
7A	20 MIN	DOUBLE-FLUSH STOREFRONT	FRONT OFFICE	D		6' - 0"	6' - 8"	0' - 1 3/4"									1,2,3,6,7
8		SINGLE-FLUSH GATE	SIDE YARD	E	6' - 2"	3' - 0"	6' - 0"	0' - 1 1/2"									2,4,6
9	-	SINGLE-FLUSH GATE	RAISED DECK	E	6' - 0"	3' - 0"	3' - 0"	0' - 1 1/2"									3,6



KEYNOTES

- 1. SURFACE-MOUNT DOOR CLOSER
- 2. PUSH-PULL PANIC / FIRE EXIT HARDWARE
- 3. LEVER HARDWARE
- 4. DEADBOLT W/ NO LATCH
- 5. NON-REMOVABLE HINGE PINS
- 6. 10" KICKPLATE W/ SMOOTH, CONTINUOUS SURFACE
- 7. DOOR TO BE LOCATED WITHIN CONCRETE OPENING 8. 45 MINUTE RATED FIRE GLAZING @ ALL VISION LITES
- 9. MINIMUM 32 STC



2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

CLIENT NAME: CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET

2417

BURBANK, CA 91502

CONSULTANTS

MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254 Phone: 213.239.9700

LANDSCAPE
YAEL LIR LANDSCAPE ARCHITECTS 1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030

GENERAL NOTES:

1. ALL EXTERIOR DOORS, OTHER THAN PRIMARY ENTRY DOORS, SHALL BE SELF-CLOSING AND SELF-LOCKING TO PREVENT TRESPASSING. (BURBANK2035 GENERAL PLAN SAFETY ELEMENT GOAL 3, POLICY 3.2 – REDUCE OPPORTUNITIES FOR CRIMINAL ACTIVITY THROUGH PHYSICAL DESIGN STANDARDS SUCH AS CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) AND YOUTH PROGRAMS, RECREATION OPPORTUNITIES, EDUCATIONAL PROGRAMS, AND COUNSELING SERVICES.)

DRAWING TITLE:

Scale

PROJECT SCHEDULES - DOORS

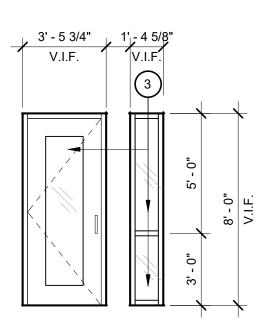
PLAN CHECK SET

08/17/2024 Drawn by SD, TD Checked by SD

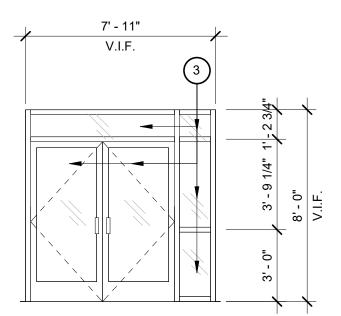
A6.11

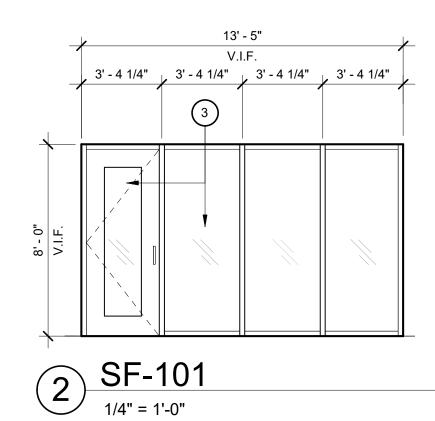
1/4" = 1'-0"

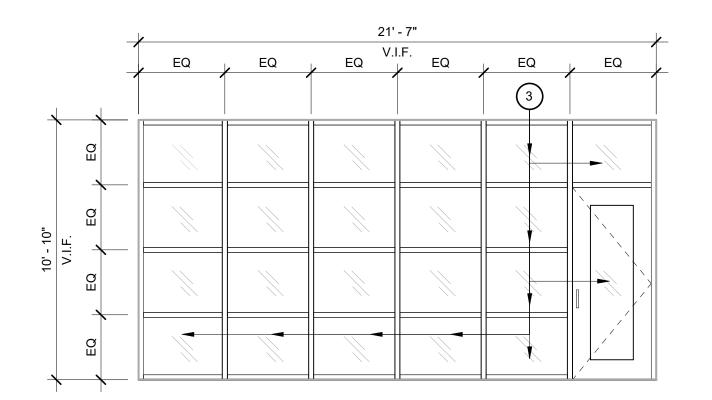
	STOREFRONT SCHEDULE													
STOREFRONT FRAME														
MARK	Fire Rating	ROOM NAME	LENGTH	HEIGHT	GLAZING	FRAME MATERIAL	FRAME FINISH	HEAD	JAMB	SILL	VERT MUL	HORZ MUL	CORNER MUL	REMARKS
SF-101 -	•	OFFICE	13' - 9"	7' - 10"	DOUBLE GLAZING	ALUMINUM	ANODIZED, RED	3/A5.62	4/A5.62	1/A5.62	5/A5.62	2/A5.62		1, 2
SF-102 -	•	CONFERENCE ROOM	21' - 7"	10' - 10"	DOUBLE GLAZING	ALUMINUM	ANODIZED, RED	3/A5.62	4/A5.62	1/A5.62	5/A5.62	2/A5.62		1, 2
SF-103 -	•	WAITING AREA	7' - 11"	8' - 0"	DOUBLE GLAZING	ALUMINUM	ANODIZED, RED	3/A5.62	4/A5.62	1/A5.62	5/A5.62	2/A5.62		1
SF-104 -	•	COMPUTER ROOM	1' - 7"	7' - 0"	DOUBLE GLAZING	ALUMINUM	ANODIZED, RED	3/A5.62	4/A5.62	1/A5.62	5/A5.62	2/A5.62		1



(4) SF-104







1 SF-102 1/4" = 1'-0"

KEYNOTES

- 1. EXTERIOR STOREFRONT (TC470 SERIES OFFSET GLAZING)
- 2. STC 40 / U-FACTOR 0.50 / SHCG 0.28]
- 3. TEMPERED GLAZING



2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

CITY OF BURBANK

CLIENT NAME:

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

2417

CONSULTANTS

MEP / T-24 **BREEN DESIGN GROUP** 3825 Del Amo Blvd. Torrance, CA 90503 Phone: 310.464.8404

CIVIL / STRUCTURAL LABIB FUNK + ASSOCIATES 319 Main Street El Segundo, CA 90254

Phone: 213.239.9700 LANDSCAPE YAEL LIR LANDSCAPE ARCHITECTS

1010 Sycamore Ave. Suite 313 South Pasadena, CA 91030

Phone: 323.258.5222

- **GENERAL NOTES:** 1. ALL DETAIL SHOWN FOR REFERENCE / COORDINATION ONLY. REFER TO STOREFRONT MANUFACTURER STANDARDS AND RECOMMENDATIONS.
- 2. GENERAL CONTRACTOR SHALL PROVIDE CMAST VALUES FOR ALL STOREFRONT GLAZING FOR ON-SITE REVIEW

SAFETY GLAZING NOTES

EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURERS DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF SAFETY GLAZING. GLAZING IN:

- A. SWING DOORS A. SWING DOORS
 B. FIXED AND SLIDING PANELS OF SLIDING DOOR
 ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD
 CLOSET DOOR ASSEMBLIES
- C. STORM DOORS
- D. UNFRAMED SWINGING DOORS
 E. DOORS AND ENCLOSURES FOR HOT TUBES, WHIRLPOOLS, SAUNAS. STEAM ROMS, BATHTUBS, AND SHOWERS.
 F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS
- G. FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
- i. EXPOSED AREA OF AN INDIVUDAL PANE ii. EXPOSED AREA OF AN INDIVUDAL PANE
 GREATER THAN 9 SQUARE FEET (0.84 M2).
 ii. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES
 (457 MM) ABOVE THE FLOOR
 iii. EXPOSED TOP EDGE GREATER THAN 36 INCHES
 (914 MM) ABOVE THE FLOOR
- H. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING. I. GUARDS AND RAILINGS REGARDLESS OF AREA OR
- HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS. J. WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE
- FOLLOWING CONDITIONS ARE PRESENT: i. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING.
- ii. THE GLAZING IS WITHIN 60 UNCHES (1525 MM) OF A SWIMMING POOL OR SPA WATER'S EDGE
 K. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS
 WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).
- L. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION)

SD SET

DRAWING TITLE:

Drawn by

Scale

8/10/2024

SD, TD

SD

PROJECT SCHEDULES - STOREFRONT

PLAN CHECK SET Date 08/17/2024

Checked by A6.21

1/4" = 1'-0"

ABBREVIATIONS

ANCHOR BOLTS ARCHITECTURALLY EXPOSED STRUCTURAL STEEL **AESS** APE ADJOINING PANEL EDGES

ANCHOR REINFORCEMENT ARCHITECT OR ARCHITECTURAL ATR ALL THREADED ROD AXO AXONOMETRIC VIEW

BASE BUILDING **BOUNDARY NAILING** BLLN BALLOON BLK'G **BLOCKING**

BEAM **BOUNDARY SCREWS** CA COLUMN ABOVE CAST IN PLACE

CIP C&C COMPONENT AND CLADDING COLD FORMED CFS COLD FORMED STEEL CJ CEILING JOIST

COLUMN

CONC CONCRETE CONN CONNECTION CONT CONTINUOUS CPE CONTINUOUS PANEL EDGES

CLN

Da

Dagg NOMINAL MAX SIZE OF COURSE AGGREGATE Db OR d REBAR DIAMETER DFL DOUGLAS FIR-LARCH DECK JOISTS DO DO OVER

DRAWINGS

ANCHOR DIAMETER

DWG'S **EXISTING** EXISTING **EDGE NAILING** EACH **EOR ENGINEER OF RECORD** ES EDGE SCREWS

FLOOR JOISTS FIELD NAILING FRAMING FTG FOOTING FR FLEXURAL REINFORCEMENT FRT FIRE RETARDANT TREATED FIELD SCREWS

GENERAL CONTRACTOR GRID LINE GLB GLULAM BEAM

TENSION DEVELOPMENT LENGTH COMPRESSION DEVELOPMENT LENGTH DEVELOPMENT LENGTH OF STD HOOK DEVELOPMENT LENGTH OF HEADED BARS COMPRESSION LAP SPLICE Lsc TENSION LAP SPLICE LOAD BEARING LAP SPLICE LAMINATED VENEER LUMBER

LIGHT WEIGHT MAXIMUM MACHINE BOLTS METAL DECK MDC METAL DECK AND CONCRETE MEANS AND METHODS M&M MIN MINIMUM

NLB NON LOAD BEARING NSI NON STRUCTURAL INFRASTRUCTURE ON CENTER POST ABOVE POST BELOW PRESERVATIVE TREATED PLATE/PROPERTY LINE

PLYWD

NEW

NEW

PSL PARALLAM REDUCED BEAM SECTION REINF REINFORCEMENT REQ'D REQUIRED **ROOF JOISTS** RR **ROOF RAFTERS**

PLYWOOD

SEE ARCHITECTURAL DRAWINGS SPECIAL BOUNDARY ZONE SCL STRUCTURAL COMPOSITE LUMBER (SAME AS ENGINEERED LUMBER) SEOR STRUCTURAL ENGINEER OF RECORD (SAME AS E.O.R.)

SH STANDARD HOOK STEEL HEADED STUD SHS SOG SLAB ON GRADE **SCHED** SCHEDULE SHT'G SHEATHING SIM SIMILAR SMD STEEL METAL DECK

SMS SHEET METAL SCREWS SIDE NAILER SELECT STRUCTURAL STD STANDARD STG STAGGERED

TOP AND BOTTOM TIE BACK BEAM T&B TOP AND BOTTOM TONGUE AND GROOVE TOP NAILER

T&SR TEMPERATURE & SHRINKAGE REINFORCEMENT TYP

UNLESS NOTED OTHERWISE UNDER SEPARATE PERMIT **VERIFY IN FIELD**

WOOD WELDED NELSON STUDS WELDED THREADED STUDS WTS WOOD STRUCTURAL PANEL

STRUCTURAL SCOPE - BID

STRUCTURAL FRAMING OF THE MAIN STRUCTURE.

2. AN APPROPRIATE ALLOWANCE SHALL BE PLANNED FOR AND PROVIDED TO ALLOW FOR ADDITIONAL MISCELLANEOUS FRAMING/BLOCKING, NOT PART OF THE MAIN STRUCTURE, AS 2. REQUIRED FOR SUPPORT OF NON STRUCTURAL ELEMENTS SUCH AS, BUT NOT LIMITED TO, SUSPENDED CEILINGS, SOFFITS, COVES, ARCHITECTURAL FURRING AND BLOCKING, MECHANICAL DUCT WORK AND EQUIPMENT, ELECTRICAL FIXTURES & ROUTING, PLUMBING CHASES SPRINKLERS, AND OTHER RELATED NONSTRUCTURAL ELEMENTS. CONSULT AND COORDINATE 3. FOR VERIFICATION AND INSPECTION OF SOILS SEE SOILS REPORT WITH ARCHITECTURAL DRAWINGS AND MECHANICAL, ELECTRICAL, & PLUMBING DRAWINGS (OR MEP DESIGN-BUILD CONTRACTOR OR SUBCONTRACTORS) FOR SPECIFIC GUIDANCE IN THIS 4 REGARD.

3. FRAMING LAYOUT AND OTHER STRUCTURAL ELEMENTS TO BE COORDINATED WITH AND ALIGNED TO / PROVIDE FOR APPROPRIATE ALIGNMENT WITH NON STRUCTURAL ELEMENTS PER PREVIOUS PARAGRAPH. CONSULT AND COORDINATE WITH ARCHITECTURAL DRAWINGS AND MECHANICAL, ELECTRICAL, & PLUMBING DRAWINGS (OR MEP DESIGN-BUILD CONTRACTOR OR SUBCONTRACTORS) FOR SPECIFIC GUIDANCE IN THIS REGARD.

4. THESE DRAWINGS ARE NOT MEANT AS A BID SET UNLESS SPECIFICALLY INDICATED IN THE SUBMITTAL ISSUANCE NAME AS "BID SET". PLEASE CONFIRM WITH SEOR PRIOR TO USING

5. STRUCTURAL ITEMS THAT ARE TO BE CONTRACTOR DESIGNED AND BUILT ARE PER THE DEFERRED SUBMITTAL LIST ON STRUCTURAL AND/OR ARCHITECTURAL DRAWINGS.

THE FOLLOWING ITEMS ARE EXAMPLES OF ITEMS THAT ARE NOT INCLUDED IN THE DRAWINGS AND SHALL BE ESTIMATED AND PROVIDED BY THE CONTRACTOR BASED ON OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS:

A. MEP ANCHORAGE B. FIRE SPRINKLERS C. ELEVATORS MISC. STEEL D. FACADE ATTACHMENT E. LANDSCAPE ELEMENTS F. MONUMENTS AND ARTWORK G. SIGNAGE

THESE DRAWINGS AS A BID SET.

H. POOL SHELL AND EQUIPMENT ANCHORAGE I. CABLE SYSTEMS J. GLAZING AND ATTACHMENT

K. STOREFRONT OR CURTAIN WALL

L. ALL ALUMINUM M. INTERIOR AND DECORATIVE ELEMENT ATTACHMENTS

STATEMENT OF SPECIAL INSPECTION

1. THE FRAMING AND OTHER STRUCTURAL ELEMENTS SPECIFIED IN THESE PLANS REPRESENT 1. CONTINUOUS AND PERIODIC SPECIAL INSPECTION IS REQUIRED FOR THE WORK AS DESCRIBED IN 1. CBC 2022 CHAPTER 17. SEE INSPECTION SCHEDULE BELOW, ONLY CHECKED ITEMS ARE

> APPROVAL BY THE INSPECTOR DOES NOT MEAN APPROVAL OF FAILURE TO COMPLY WITH THE PLANS OR SPECIFICATIONS. ANY DETAIL THAT FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE STRUCTURAL ENGINEER FOR INTERPRETATION OR CLARIFICATION.

CONTINUOUS SPECIAL INSPECTION PER AWS D1.1 IS REQUIRED FOR ALL STRUCTURAL STEEL WELDING, EXCEPT FOR SINGLE PASS FILLET WELDS NOT EXCEEDING 5/16" IN SIZE. WELDING INSPECTORS SHALL BE REGISTERED AND/OR CERTIFIED BY THE JURISDICTION HAVING AUTHORITY AND SHALL AT A MINIMUM BE AWS Q.C.-1 CERTIFIED. IN ADDITION, WELDING INSPECTORS SHALL BE A CITY OF BURBANK REGISTERED DEPUTY STRUCTURAL STEEL INSPECTOR FOR WORK PERFORMED WITHIN THE CITY OF BURBANK.

STRUCTURAL WOOD. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLDOWNS. EXCEPTION: SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES ON CENTER (O.C.). INSPECTIONS SHALL BE PERFORMED BEFORE COVERING.

CONTRACTORS RESPONSIBLE FOR CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THIS STATEMENT OF SPECIAL INSPECTION SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH A SYSTEM OR COMPONENT PER SEC 1704.4.

WHERE FABRICATION OF MEMBERS AND ASSEMBLIES IS PERFORMED ON THE PREMISES OF A FABRICATOR'S SHOP, SPECIAL INSPECTION OF THE FABRICATED ITEMS SHALL BE REQUIRED BY THIS SECTION, UNLESS THE FABRICATOR IS REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. APPROVAL SHALL BE BASED UPON REVIEW OF THE FABRICATOR'S WRITTEN PROCEDURAL AND QUALITY CONTROL MANUALS AND PERIODIC AUDITING OF FABRICATION PRACTICES BY AN APPROVED SPECIAL INSPECTION AGENCY. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE OF VERIFYING APPROVAL OF FABRICATOR.

INSPECTION SCHEDULE TYPE OF WORK CODE REFERENCE REMARKS CONCRETE WORK CBC TABLE 1705.3 SHOTCRETE WORK CBC TABLE 1705.3 REINFORCING STEEL CBC TABLE 1705.3 POST INSTALLED ANCHORS CBC TABLE 1705.3 SEE ALSO ICC APPROVAL ACI 440.2R §7.1 EXTERNALLY BONDED FRP STRUCTURAL STEEL CBC 1705.2 & 1705.13.1 STRUCTURAL STEEL WELDING CBC 1705.2 HIGH STRENGTH BOLTING CBC 1705.2 MASONRY WORK CBC 1705.4 HIGH LOAD DIAPHRAGMS CBC 1705.5.1 CBC 1705.12.1 & 1705.13.2 SEE NOTE ABOVE STRUCTURAL WOOD COLD FORMED STEEL CBC 1705.12.2 & 1705.13.3 CBC TABLE 1705.7 DRIVEN DEEP FOUND. ELEMENT CAST IN PLACE DEEP FOUND. CBC TABLE 1705.8 CBC TABLE 1705.6 | SEE SOILS REPORT FOR COMPLIANCE | ▼ SOIL CONDITION

CODE

1. BUILDING SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE. SYMBOLS AND DEFINITIONS ARE PER LATEST EDITION OF ASCE7

2. RISK CATEGORY: II

3. VERTICAL LIVE LOADS FOR EACH USE (ASCE 7): A. ROOF LR = 20 PSF (REDUCIBLE) B. FLOORS L = 40 PSF (REDUCIBLE/NON REDUCIBLE)

WIND: BASIC WIND SPEED. V: 95 MPH EXPOSURE TYPE: B

SEISMIC:

SITE CLASS: D SEISMIC DESIGN CATEGORY: D SEISMIC IMPORTANCE FACTOR, le: 1.0 SS = 1.987 S1 = 0.699FA = 1.2FV = 1.7 SDS = 1.589 SD1 = 0.792

STRUCTURAL OBSERVATION

OBSERVATION FORM BELOW.

DEPUTY INSPECTOR MUST PERFORM INSPECTION BEFORE STRUCTURAL ENGINEER PERFORMS 2. OBSERVATION. DEPUTY INSPECTOR'S REPORT MUST BE AVAILABLE AT THE TIME OF OBSERVATION. IF DEPUTY INSPECTION IS NOT COMPLETED, STRUCTURAL OBSERVATION REPORT WILL LIST MISSING INSPECTION AS DEFICIENCY.

CONTRACTOR SHALL KEEP LATEST ISSUED DRAWINGS, RFI'S RESPONSES, AND SKETCHES ON SITE, AND SHALL MAKE SUCH DOCUMENTS AVAILABLE TO THE STRUCTURAL OBSERVER AND DEPUTY INSPECTOR.

CONTRACTOR SHALL NOTIFY ENGINEER 3 BUSINESS DAYS BEFORE REQUIRED OBSERVATIONS DELINQUENT NOTIFICATION MAY REQUIRE DEMOLITION OF COVERING MATERIAL TO FACILITATE

STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION AT THE CONSTRUCTION SITE OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETE STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS.

STRUCTURAL OBSERVATIONS PERFORMED BY STRUCTURAL OBSERVER DURING CONSTRUCTION ARE NOT THE CONTINUOUS OR PERIODIC SPECIAL INSPECTION SERVICES PERFORMED BY A LICENSED DEPUTY INSPECTOR, NOR THE INSPECTION BY THE CITY INSPECTOR, AND DO NOT 7. WAIVE THE RESPONSIBILITY FOR THE SPECIAL INSPECTIONS OR CITY INSPECTIONS.

STRUCTURAL OBSERVATIONS DO NOT CONSTITUTE QUALITY CONTROL, DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE, AND SHALL NOT BE CONSIDERED AS SUPERVISION OF CONSTRUCTION.

THE OWNER SHALL EMPLOY A STATE OF CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER OR LICENSED ARCHITECT - THE STRUCTURAL OBSERVER - TO PERFORM THE 8. STRUCTURAL OBSERVATIONS. THE DEPARTMENT OF BUILDING AND SAFETY OF AUTHORITY OF JURISDICTION REQUIRES THE USE OF THE ENGINEER OR HIS/HER DESIGNEE RESPONSIBLE FOR THE STRUCTURAL DESIGN WHO ARE INDEPENDENT OF THE CONTRACTOR

10. THE OWNER OR OWNER'S REPRESENTATIVE SHALL COORDINATE AND CALL FOR A MEETING 9. BETWEEN THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN. STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS AND DEPUTY INSPECTORS. THE PURPOSE OF THE MEETING SHALL BE TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE VERTICAL AND LATERAL LOAD SYSTEMS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS.

11. THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED. AT A MINIMUM, THE LISTED SIGNIFICANT 11. CONSTRUCTION STAGES ON THE FOLLOWING STRUCTURAL OBSERVATION/SIGNIFICANT CONSTRUCTION STAGES TABLE REQUIRE A SITE VISIT AND AN OBSERVATION REPORT FROM THE STRUCTURAL OBSERVER.

A FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR MUST BE 12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY CONCRETE FORMWORK SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND STRUCTURAL SYSTEM GENERALLY CONFORMS WITH THE APPROVED PLANS AND SPECIFICATIONS. THE DEPARTMENT OF BUILDING AND SAFETY WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR (WHEN PROVIDED) AND THE CORRECTION OF SPECIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING INSPECTION.

STRUCTURAL OBSERVATION TABLE

STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER

PERMIT APPL. NO.: ____ PROJECT ADDRESS: 2244 N. BUENA VISTA ST. BURBANK, CA-91504 Description of Work:

Architect: FSY ARCHITECTS Engineer: LABIB-FUNK & ASSOC.

STRUCTURAL OBSERVATION (Only checked items are required)							
Firm or Individual to be Name: Labib Funk & A				ervation: 3) 239.9700		Calif. Registration: S5	5241
FOUNDATION		WALL		FRAME		DIAPHRAGM / SLAB / S.O.G.	
Footings, Stem Walls, Piers		Concrete		Steel Moment Frame		Concrete	
Mat Foundation		Masonry		Steel Braced Frame		Steel Deck	X
Caissons, Piles, Grade Beams		Wood		Concrete Moment Frame		Wood	
Step'g / Retain'g Found Hillside Special Anchors		Hardy Frames Strong Walls		Masonry Frame			
Others		Others		Others		Others: OUT-OF-PLANE ANCHORS	X

DECLARATION BY OWNER I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer

Signature Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (REQUIRED IF THE STRUCTURAL OBSERVER IS DIFFERENT FROM THE ARCHITECT OR ENGINEER OF RECORD)

I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation

Signature License No **GENERAL**

PERIODIC STRUCTURAL OBSERVATION SHALL BE PROVIDED BY SEOR PER THE STRUCTURAL 1. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND THE other work or project without the written consent of the above. Visual contact with CALIFORNIA BUILDING CODE.

> REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES ARE TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.

> TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR UNLESS NOTED OTHERWISE (U.N.O.)

THE STRUCTURAL DRAWINGS ILLUSTRATE THE NEW STRUCTURAL MEMBERS. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR NON-STRUCTURAL ITEMS WHICH REQUIRE SPECIAL PROVISIONS DURING THE CONSTRUCTION OF THE STRUCTURAL MEMBERS.

REFER TO ARCHITECTURAL DRAWINGS FOR FLOOR DEPRESSIONS, EDGE OF SLAB, OPENINGS, SLOPES, DRAINS, CURBS, PADS, EMBEDDED ITEMS, NON-BEARING PARTITIONS, ETC. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, OPENINGS, AND HANGERS FOR PIPES, DUCTS AND EQUIPMENT.

DRAWING DIMENSIONS ARE TO FACE OF STRUCTURE, JOINT CENTERLINE OR COLUMN GRID CENTERLINE UNLESS NOTED OTHERWISE. DO NOT SCALE THE DRAWINGS.

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS WHICH IMPACT THE WORK, FIELD VERIFY SIZES, ELEVATIONS, HOLE LOCATIONS, ETC. PRIOR TO FABRICATION. THE LANGUAGE "BY OTHERS" USED IN THIS STRUCTURAL DRAWING SET INDICATES ELEMENTS OR PARTS OF WORK NOT WITHIN SEOR SCOPE AND SHOWN OR REFERENCED FOR EASE OF COORDINATION ONLY. SUCH LANGUAGE SHALL NOT IMPLY THAT SUCH ELEMENTS OR PARTS OF WORK ARE EXCLUDED FROM THE CONTRACTOR'S SCOPE OF WORK.

CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS TO IDENTIFY THE SCOPE OF WORK REQUIRED, VISIT THE SITE TO RELATE THE SCOPE OF WORK TO EXISTING CONDITIONS AND DETERMINE THE EXTENT TO WHICH THOSE CONDITIONS AND PHYSICAL SURROUNDINGS WILL IMPACT THE WORK.

EXISTING CONDITIONS AS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. CONTRACTOR IS REQUIRED TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.

10. THE CONTRACTOR SHALL RESOLVE ANY CONFLICTS ON THE DRAWINGS OR IN THE SPECIFICATIONS WITH THE OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

ANY DEVIATION, MODIFICATION & SUBSTITUTION FROM THE APPROVED SET OF STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW/APPROVAL PRIOR TO ITS USE OR INCLUSION ON THE SHOP DRAWINGS & PRIOR TO PROCEEDING WITH THE

SHORING/RE-SHORING, EXCAVATION SHORING, DEMOLITION SHORING, BRACES, GUYS, HOIST BEAMS, ETC., REQUIRED TO SUPPORT ANY AND ALL LOADS THE BUILDING STRUCTURE AND COMPONENTS, EARTHWORK, OTHER STRUCTURES, AND UTILITIES ARE SUBJECTED TO DURING CONSTRUCTION. CONCRETE FORMWORK/CONCRETE RE-SHORING, DEMOLITION, AND EXCAVATION SHORING SYSTEMS MUST BE DESIGNED AND STAMPED BY A CIVIL OR STRUCTURAL ENGINEER LICENSED BY THE LOCAL JURISDICTION AND RETAINED BY THE CONTRACTOR. VISITS TO THE SITE BY SEOR DOES NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

 THE CONTRACTOR SHALL PROVIDE MEANS, METHOD, TECHNIQUES, SEQUENCE AND PROCEDURE OF CONSTRUCTION AS REQUIRED. SITE VISITS PERFORMED BY SEOR DO NOT INCLUDE INSPECTIONS OF MEANS AND METHODS OF CONSTRUCTION PERFORMED BY THE CONTRACTOR.

14. THE CONTRACTOR SHALL PROTECT ALL WORK, MATERIALS AND EQUIPMENT FROM DAMAGE AND SHALL PROVIDE PROPER STORAGE FACILITIES FOR MATERIALS AND EQUIPMENT DURING CONSTRUCTION.

15. A COPY OF ANY REQUIRED LOS ANGELES RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

_____ 16. ATTACHMENT OF NON-STRUCTURAL COMPONENTS SPECIFIED BY OTHERS TO STRUCTURAL ELEMENTS SHALL BE SPECIFIED BY THE NON-STRUCTURAL COMPONENT DESIGNER/SPECIFIER/INSTALLER. DESIGNER OF NON-STRUCTURAL ELEMENTS SHALL AT A MINIMUM SPECIFY THE CONNECTION TO THE STRUCTURE INCLUDING BUT NOT LIMITED TO: ANY TYPE OF CONNECTING HARDWARE, WIRE, HANGERS, FASTENERS, CLIPS, UNISTRUT MEMBERS. ATTACHMENT AND BRACING OF NON STRUCTURAL COMPONENTS SHALL MEET THE APPLICABLE BUILDING CODES. NON STRUCTURAL ELEMENTS SHALL INCLUDE, BUT NOT LIMITED TO: MEP AND HVAC EQUIPMENT & THEIR SUPPORTING PADS, INDUSTRIAL KITCHEN EQUIPMENT, PLATFORMS, FRAMES, ETC.; DUCTWORK, PIPES, CONDUITS, ARTWORK, GRILLES, GRATING, METAL SCREENS, ELEVATOR RAILS, STONE FINISH TILES, STONE CAPS, BRICK VENEER.

17. SPECIFICATIONS RELATED TO WATERPROOFING, INCLUDING BUT NOT LIMITED TO MEMBRANES, — WATERSTOPS, SEALANTS, FLASHING, VAPOR BARRIER, ARE AS SPECIFIED BY ARCHITECT/WATER www.fsyarchitects.com PROOFING CONSULTANT, AND ARE EXCLUDED FROM SEOR SCOPE.

18. GENERAL CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW AND PROVIDE APPROVAL STAMP FOR ALL STRUCTURAL SHOP DRAWINGS AND SUBMITTALS PRIOR TO SUBMITTING TO SEOR

19. ALLOW 10 BUSINESS DAYS FOR PROCESSING SHOP DRAWINGS AND SUBMITTALS AFTER RECEIPT. BURBANK, CA 91504 ALLOW 5 BUSINESS DAYS FOR RESPONDING TO REQUESTS FOR INFORMATION (RFI'S). PROVIDE 3 BUSINESS DAYS NOTICE FOR STRUCTURAL OBSERVATIONS.

REVIEW AND APPROVAL PRIOR TO FABRICATION. THESE ITEMS SHALL INCLUDE:

DEFERRED SUBMITTA

A. GRATING NOT SPEC'D ON PLAN

D. ROOF EQUIPMENT ANCHORAGE

B. CURTAINWALL OR STOREFRONT SYSTEMS

E. GLAZING INCLUDING GLASS GUARDRAILS

part thereof shall be copied, disclosed to others, or used in connection with any these prints shall constitute conclusive evidence of these restrictions.

The enclosed drawings, designs, ideas and arrangements, as contracted with their

clients and consultants, are and shall remain the property of FSY Architects. No



319 Main Street El Segundo, California 90245 t: 213/ 239 9700 f: 213/ 239 9699

LFA Job no. 24817-MB



PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY **PROJECT ADDRESS** 2244 N. BUENA VISTA STREET,

CITY OF BURBANK

CLIENT ADDRESS:

Drawn by

DRAWING TITLE: GENERAL NOTES -(MAIN BUILDING SET)

1. THE FOLLOWING ITEMS SHALL BE CONSIDERED AS DEFERRED SUBMITTAL. THE GENERAL PROJECT NUMBER

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ENGINEERED SHOP DRAWINGS FROM-THE SPECIALTY SUBCONTRACTOR PREPARED UNDER THE DIRECT SUPERVISION OF A NO. DATE DESCRIPTION CALIFORNIA LICENSED ENGINEER. THESE SHOP DRAWINGS SHALL BE PROVIDED TO THE PLAN CHECK SUBMITTAL 02/11/2025 ARCHITECT, ENGINEER, AND BUILDING DEPARTMENT OF AUTHORITY OF JURISDICTION FOR

2902 KNOX AVE, 2ND FLOOR

WWW.FSYARCHITECTS.COM

24817

LFA

LFA

LOS ANGELES, CA 90039

TEL: 323.255.4343

ARCHITECTS MAIL@FSYARCHITECTS.COM

Date 1/31/2025

Checked by

AS SHOWN Scale

STRUCTURAL STEEL WELDING

- CALIFORNIA BUILDING CODE.
- 2. ALL WELDS WITHIN MEMBERS DESIGNATED AS PART OF THE LATERAL FORCE RESISTING SYSTEM SHALL CONFORM TO THE DETAILING, MATERIALS, WORKMANSHIP, TESTING AND INSPECTION REQUIREMENTS PER AWS D1.8.
- 3. ALL WELDING ELECTRODES (FILLER METAL) SHALL BE E7XXX (70 KSI), U.N.O., AND SHALL BE LOW 2. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATION: HYDROGEN TYPES. FOR WELDING OF REBAR SEE "REINFORCEMENT" SECTION. FIELD WELDING OF FULL AND PARTIAL PENETRATION WELDS OF THE STEEL MOMENT FRAME CONNECTIONS BETWEEN MOMENT FRAME BEAMS AND MOMENT FRAME COLUMNS SHALL BE BY SHIELDED METAL ARC PROCESS USING LOW HYDROGEN ELECTRODES
- 4. ALL WELDS SHALL HAVE A FILLER METAL WITH CHARPY V-NOTCH TOUGHNESS OF 20 FT/LBS AVERAGE AT -20 DEGREES FAHRENHEIT AND 40 FT/LBS @ 70 DEGREES FAHRENHEIT. PROVIDE MANUFACTURER'S CERTIFICATION.
- 5. LENGTHS OF WELDS ARE EFFECTIVE LENGTHS AS SPECIFIED IN THE APPLICABLE CODE. WHERE LENGTH OF WELD IS NOT SHOWN IT SHALL BE FULL LENGTH OF JOINT. ALL BUTT WELDS SHALL BE FULL PENETRATION, UNLESS NOTED OTHERWISE.
- 6. SHOP AND FIELD WELDS
- GC SHALL DETERMINE WHETHER WELDS ARE PERFORMED IN THE SHOP OR IN THE FIELD BASED THESE DRAWINGS, THE DESIGNATION IS GIVEN AS A SUGGESTED CONSTRUCTION PROCEDURE ONLY AND TO HELP CLARIFY SCOPE. AT GC DISCRETION, AND NO ADD COST TO THE CLIENT, ANY WELD INDICATED AS A FIELD WELD MAY BE SHOP WELDED AND ANY WELD INDICATED AS A SHOP 6. SPLICE MEMBERS ONLY WHERE INDICATED. WELD MAY BE FIELD WELDED. GC SHALL ALSO ENSURE THAT THE SELECTED WELDING SEQUENCE DOES NOT IMPAIR COATING OF AESS WHEN SPECIFIED ON ARCHITECTURAL 7. MECHANICAL FASTENING AND THREADED PARTS DRAWINGS OR SPECIFICATIONS AND SHALL LIAISE WITH PROJECT ARCHITECT AS NEEDED.
- 7. ALL SHOP WELDS SHALL BE PERFORMED BY A LOS ANGELES CITY LICENSED FABRICATOR.
- 8. ALL WELDERS SHALL BE QUALIFIED FOR THE WORK THEY WILL BE DOING & SHALL HAVE CURRENT CERTIFICATIONS BY AWS & THE CITY OF LOS ANGELES.
- 9. FACES OF FILLET WELDS EXPOSED TO VIEW SHALL HAVE AS-WELDED SURFACES THAT ARE REASONABLY SMOOTH AND UNIFORM. NO FINISHING OR GRINDING SHALL BE REQUIRED. EXCEPT WHERE CLEARANCES OR FIT OF OTHER ITEMS MAY SO NECESSITATE.
- 10. ALL PARTIAL AND FULL PENETRATION WELDS WHICH ARE EXPOSED TO VIEW SHALL BE GROUND SMOOTH AND FLUSH WITH FINISH SURFACE OF STEEL. HOLES SHALL BE FILLED WITH WELD METAL OR BODY SOLDER AND SMOOTHED BY GRINDING OR FILING.
- 11. CLEAN GROOVE PREPARATION THERMAL CUTS BY GRINDING.
- 12. WELDS SHALL BE TERMINATED AT THE END OF A JOINT IN A MANNER THAT WILL ENSURE SOUND WELDS. WHENEVER NECESSARY THIS SHALL BE DONE BY USE OF EXTENSION BARS AND RUN OFF TABS.
- 13. ALL WELDED JOINTS SHALL BE PRE-QUALIFIED PER THE LATEST EDITION OF AWS D1.1. NON PRE-QUALIFIED WELDED JOINTS SHALL BE QUALIFIED BY TEST & PROCEDURE QUALIFICATION TEST RECORD INCLUDED PER THE LATEST EDITION OF AWS D1.1.
- 14. THE CONTRACTOR SHALL SUBMIT ALL WELDING PROCEDURE SPECIFICATIONS (WPS) TO BE USED ON THE PROJECT PER THE LATEST EDITION OF AWS D1.1. THE WPS SHALL INCLUDE ALL MANUFACTURER'S DATA SHEETS FOR ALL WELDING MATERIALS TO BE USED. THE DATA SHEETS SHALL DESCRIBE THE PRODUCTS. LIMITATIONS OF USE. RECOMMENDED WELDING PARAMETERS. AND STORAGE AND EXPOSURE REQUIREMENTS.
- 15. ELECTRODES SHALL BE RECEIVED AND STORED IN THE ORIGINAL, UNDAMAGED MANUFACTURER PACKAGING, UNTIL READY FOR USE. WHEN WELDING IS TO BE SUSPENDED FOR MORE THAN 8 HOURS, ELECTRODES SHALL BE REMOVED FROM THE MACHINES AND STORED IN AN ELECTRODE WIRE OVEN MAINTAINED AT A TEMPERATURE BETWEEN 250 DEGREES AND 550 DEGREES OR AS RECOMMENDED BY THE MANUFACTURER. ELECTRODES NOT CONSUMED WITHIN 24 HOURS OF ACCUMULATED EXPOSURE OUTSIDE CLOSED OR HEATED STORAGE SHALL NOT BE USED.
- 16. ALL BOTTOM FLANGE BACKING BARS SHALL BE REMOVED. FOLLOWING REMOVAL OF BACKING. THE ROOT PASS SHALL BE BACKGOUGED TO SOUND WELD METAL AND BACKWELDED UNTIL FLUSH OR WITH SLIGHT REINFORCEMENT. THE SURFACE SHALL BE GROUND SMOOTH TO A SURFACE ROUGHNESS NOT TO EXCEED 500 MICROINCHES.
- 17. PROVIDE ADEQUATE REPAIRS THAT MAY OCCUR TO STEEL COATING AS RESULT OF WELDING PROCESSES, REPAIR HOT DIP GALVANIZING PER ASTM780, FOR AESS, OBTAIN APPROVAL FROM PROJECT ARCHITECT ABOUT LOCATION OF WELDS AND PROPOSED REPAIRS THAT WOULD DAMAGE COATING.

STRUCTURAL STEEL

- 1. ALL WELDING SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF AWS D1.1 AND THE 2019 1. FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE 1. ADHESIVE ANCHORS AND DOWELS INSTALLED INTO CONCRETE: LATEST EDITION OF AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, AND THE LATEST EDITION OF AISC SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS. WHERE THE STRUCTURAL STEEL IS EXPOSED, FABRICATION AND ERECTION SHALL ALSO BE IN ACCORDANCE WITH AISC CODE OF STANDARD PRACTICE FOR ARCHITECTURALLY EXPOSED STRUCTURAL

a.	ALL WIDE FLANGE SHAPES	A992, GRADE 50
b.	STEEL ANGLES	A36
C.	ALL PLATES	A36
	WHERE GRADE 50 IS SPECIFIED PROVIDE	A572
d.	HSS (RECTANGULAR AND SQUARE)	A500, GRADE C
e.	HSS (ROUND)	A500, GRADE B
f.	PIPE	A53, GRADE B
g.	CHANNELS (C AND MC SECTIONS)	A36
ĥ.	ALL OTHER STRUCTURAL SECTIONS	A572, GRADE 50

- ALL STEEL SHALL BE PROVIDED BY A CITY OF LOS ANGELES LICENSED FABRICATOR.
- 4. WHEN FABRICATING BEAMS PLACE NATURAL CAMBER UP.
- ON SELECTED CONSTRUCTION SEQUENCE AND M&M. WHERE FIELD WELDING IS NOTED ON 5. ALL FLANGE STIFFENER PLATES SHALL BE ORIENTED SO THAT ROLLING DIRECTION OF PLATE IS PARALLEL WITH DIRECTION OF PRINCIPAL STRESS.

 - A. BOLTS AND THREADED PARTS SHALL CONFORM TO THE FOLLOWING ASTM DESIGNATION:

7. BOLIGINAS IIINENBES I / INTO GINNEE GOIN GINN TO THE I	OLLOWING ACTIN BLOICING
a. HIGH STRENGTH BOLTS	F3125, GR A325X
b. HEADED AND HOOKED ANCHOR RODS U.N.O.	F1554, GR36
c. ALL THREADED RODS U.N.O.	F1554, GR36
d. TIE RODS	F1554, GR36
e. ANCHORS AT NON-MOMENT FRAME COLUMN BASE P.L	. F1554, GR36
f. ANCHORS AT MOMENT FRAME COLUMN BASE P.L.	F1554, GR105
g. NUTS FOR BOLTS AND MACHINE BOLTS	A563
h. HARDENED WASHERS	F436
i. UNHARDENED WASHERS	F844
j. PLAIN WASHERS	ANSI B18.22.1
k. BEVELED WASHERS	ANSI B18.23.1

- B. HIGH STRENGTH BOLTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF HIGH STRENGTH BOLTS SHALL BE BEARING TYPE WITH THREADS EXCLUDED FROM THE FROM THE SHEAR PLANES (I.E. A325-X).
- JOINTS AT ALL LFRS ELEMENTS SHALL BE PRE-TENSIONED W/ CLASS A FAYING SURFACE.

C. ALL JOINTS U.NO. SHALL BE BE SNUG-TIGHTENED JOINTS.

- D. ALL BOLTED CONNECTIONS SHALL HAVE A MINIMUM OF TWO 3/4"Ø BOLTS.
- E. ALL HOLES SHALL BE STANDARD DIAMETER.
- F. PROVIDE BEVELED WASHERS ON ALL CONNECTIONS WHERE SLOPE SURFACE EXCEEDS 1:20.
- G. WELDING OF FASTENERS OR THREADED PARTS SHALL BE ALLOWED ONLY WHERE SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS. IN SUCH INSTANCES, WELDABLE SUPPLEMENTARY REQUIREMENT S1 WHENEVER SUCH REQUIREMENT IS AVAILABLE FOR A GIVEN ASTM FASTENER SPECIFICATION. FOR WELDING OF REBAR SEE "REINFORCEMENT"
- 8. WELDED STUDS:
 - STUDS SHALL BE WELDED TO BASE METAL IN A MANNER THAT ALLOWS FOR FULL PENETRATION SUCH AS AUTOMATICALLY TIMED MECHANIZED WELDING. STUD WELDING, INSPECTION, AND TESTING, SHALL CONFORM TO AWS D1.1.
- A. WELDED STUD ANCHORS MADE FROM COLD FINISHED LOW CARBON STEEL, CONFORMING TO A-108, GRADES 1015 THRU 1020, WITH A MINIMUM TENSILE STRENGTH AS FOLLOWS: HEADED STUD ANCHORS (TYPE "B" PER AWS D1.1):
- THREADED STUDS (TYPE "A" PER AWS D1.1): 60.000 PSI NELSON SHEAR CONNECTORS STUD PER ESR-2856 OR APPROVED EQUIVALENT MAY BE USED.
- B. DEFORMED BAR ANCHOR STUDS MADE OF LOW CARBON COLD ROLLED STEEL WITH A MINIMUM TENSILE STRENGTH OF 80,000 PSI. NELSON D2L GRANULAR FLUX-FILLED REBAR STUDS OR APPROVED EQUAL MAY BE USED.
- 9. AFTER FABRICATION, ALL STEEL SHALL BE CLEANED FREE OF RUST, LOOSE MILL SCALE AND OIL.
- 10. PROVIDE FILLS AT SPLICES OF PARTS HAVING MORE THAN 1/8" DIFFERENCE IN THICKNESS.
- 11. CORROSION PROTECTION, FINISH, AND COATING
- FOR CORROSION PROTECTION, COATING, AND FINISHING, SEE ARCHITECTURAL DRAWINGS AND ARCHITECTURAL SPECIFICATIONS. IF NOT PRESENT ON ARCHITECTURAL DRAWINGS AND SPECIFICATIONS, PROVIDE:
- A. HOT DIP GALVANIZING FOR STEEL AND FASTENERS PERMANENTLY EXPOSED TO WEATHER, IN ACCORDANCE WITH ASTM A123 AND ASTM A153 RESPECTIVELY. B. HOT DIP GALVANIZING PER PREVIOUS PARAGRAPH OR CONCRETE ENCASING STEEL AND
- FASTENERS PERMANENTLY EXPOSED TO SOIL OR WATER. CONCRETE SHALL BE AT LEAST 3" THICK AROUND STEEL ELEMENTS AND REINFORCED WITH A 4x4 - W1.4xW1.4 WIRE MESH.
- PROCESS. THE STABILITY OF ALL INDIVIDUAL MEMBERS AND ASSEMBLIES SHALL BE MAINTAINED. 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES

12. THE FULL DESIGN AND LOAD CARRYING CAPACITY OF THE STEELWORK SHALL NOT BE IMPAIRED DUE TO FABRICATION, SHIPMENT, OR ERECTION PROCEDURES, THROUGHOUT THE COMPLETE

AND SEQUENCES WITH RELATION TO TEMPERATURE DIFFERENTIALS AND WELD SHRINKAGE. 14. ALL ADDITIONAL STEEL REQUIRED FOR ERECTION PURPOSES SHALL BE PROVIDED AT NO ADDITIONAL COST AND SHALL BE REMOVED UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE IN WRITING.

MECHANICAL AND ADHESIVE ANCHORS

- A. "SET-3G" BY SIMPSON STRONG TIE (ESR#4057) B. "HIT-HY 200 V3" BY HILTI, INC. (ESR#4868)
- C. "HIT-RE 500 V3" BY HILTI, INC. (ESR#3814)
- D. "PURE110+" BY DEWALT (ESR#3298)
- 2. ADHESIVE ANCHORS AND DOWELS INSTALLED INTO GROUT-FILLED MASONRY UNITS:
- A. "SET-3G" BY SIMPSON STRONG TIE (ESR#4844) B. "HIT-HY 200 V3" BY HILTI, INC. (ESR#4878)
- C. "AC100+GOLD" BY DEWALT (ESR#3200)
- 3. ADHESIVE ANCHORS AND DOWELS INSTALLED INTO UNREINFORCED BRICK MASONRY (URM): A. "EPOXY-TIE ET-HP" BY SIMPSON STRONG TIE (ESR#3638)
- B. "AC100+GOLD" BY DEWALT (ESR#4105)
- 4. EXPANSION ANCHORS INSTALLED INTO CONCRETE:
- A. "STRONG BOLT 2" BY SIMPSON STRONG-TIE (ESR#3037)
- B. "KWIK BOLT 3" BY HILTI, INC. (ESR#2302)
- C. "KWIK BOLT TZ" BY HILTI, INC. (ESR#4266) D. "POWER-STUD+ SD2" BY DEWALT (ESR#2502)
- 5. MECHANICAL ANCHORS INSTALLED INTO CONCRETE A. "TITEN HD" BY SIMPSON STRONG-TIE (ESR#2713)
- B. "KWIK HUS-EZ" BY HILTI, INC. (ESR#3027)
- 6. EXPANSION ANCHORS INSTALLED INTO GROUT-FILLED MASONRY UNITS: A. "STRONG BOLT 2" BY SIMPSON STRONG-TIE (IAPMO ER#240)
- C. "KWIK BOLT TZ" BY HILTI, INC. (ESR#4561) D. "POWER-STUD+ SD1" BY DEWALT (ESR#2966)
- MECHANICAL ANCHORS INSTALLED INTO GROUT-FILLED MASONRY UNITS:
- A. "TITEN HD" BY SIMPSON STRONG-TIE (ESR#1056)
- B. "KWIK HUS-EZ" BY HILTI, INC. (ESR#3056)
- 8. ADHESIVE ANCHORS: ASTM A36 THREADED RODS WITH ASTM A 563 GRADE A NUTS AND ANSI B18.22.1 TYPE A WASHERS, UNLESS OTHERWISE NOTED. ANCHORS DESIGNATED AS ASTM A193 GRADE B7 THREADED RODS TO USE ASTM A 563 GRADE DH HEAVY HEX NUTS AND ASTM F 436 WASHERS.
- 9. ADHESIVE DOWELS: ASTM A615 GRADE 60 REINFORCING STEEL.
- 10. ALL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH ICC-ES REPORT OR IAPMO-ES REPORT, CITY OF LOS ANGELES SUPPLEMENT REPORT, AND MANUFACTURERS RECOMMENDATIONS.
- "AISC SPECIFICATIONS FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS" BY RCSC. 11. UNLESS OTHERWISE NOTED, PROVIDE MINIMUM EMBEDMENT OF ANCHORS PER ICC-ES REPORT OR IAPMO-ES REPORT, CITY OF LOS ANGELES SUPPLEMENT REPORT, AND MANUFACTURERS RECOMMENDATIONS.
 - 12. CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL OR ADHESIVE ANCHORS. AT CONTRACTOR OPTION, OVERSIZED HOLES AND WELDED PLATE WASHERS CAN BE USED IN LIEU OF STANDARD DIAMETER HOLES. SIZE & WELD
 - 13. PRIOR TO ALL DRILLING OR CORING, THE CONTRACTOR SHALL (1) VERIFY THE EXISTING CONCRETE OR MASONRY THICKNESS TO PREVENT DAMAGE TO THE OPPOSITE FACE OF CONCRETE AND MAINTAIN 1-1/2" CLEAR COVER U.N.O., AND (2) IDENTIFY EXISTING REINFORCING LOCATIONS BY PACHOMETER, PROBING, CHIPPING, ETC, TO AVOID DAMAGE EXISTING REINFORCING.
- FASTENERS OR THREADED PARTS SHALL BE PROVIDED, AND SHALL CONFORM TO 14. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR 1 INCH. WHICHEVER IS LARGER. OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.
- OF THE WELD ACROSS THE STUD SECTION, AND FOR DEVELOPMENT OF THE STUD STRENGTH, 15. ANCHORS SHALL BE PROOF-TESTED BY OWNER'S TESTING AND INSPECTION AGENCY. TEST 20%
 - 16. TEST ANCHORS NO SOONER THAN 24 HOURS AFTER INSTALLATION.
 - 17. APPLY TEST LOAD BY ANY METHOD THAT WILL EFFECTIVELY MEASURE THE TENSION ON THE ANCHOR SUCH AS DIRECT PULL WITH A HYDRAULIC JACK, TORQUE WRENCH, OR CALIBRATED SPRING-LOADING DEVICES, ETC.
 - 18. ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE OR GROUT HAVING A MINIMUM AGE OF 21 DAYS AT THE TIME OF ANCHOR INSTALLATION.
 - 19. ALLOW FOR CURING TIME PER MANUFACTURER RECOMMENDATIONS PRIOR TO POURING FRESH CONCRETE AGAINST DRILL AND EPOXY ELEMENTS.
 - 20. FOR EXTERIOR AND FOR EXPOSED APPLICATIONS PROVIDE HOT DIP GALVANIZED OR STAINLESS STEEL ANCHORS.

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.



319 Main Street El Segundo, California 90245 t: 213/ 239 9700 f: 213/ 239 9699

LFA Job no. 24817-MB



ARCHITECTS MAIL@FSYARCHITECTS.COM

www.fsyarchitects.com

2902 KNOX AVE, 2ND FLOOR

WWW.FSYARCHITECTS.COM

LOS ANGELES, CA 90039

TEL: 323.255.4343

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

2244 N. BUENA VISTA STREET, BURBANK, CA 91504

CITY OF BURBANK

PROJECT ADDRESS:

CLIENT NAME:

CLIENT ADDRESS:

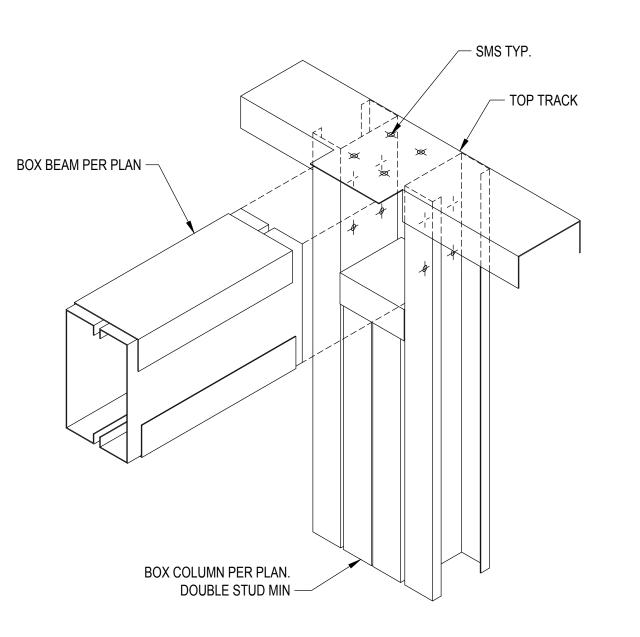
Scale

DRAWING TITLE: GENERAL NOTES -(MAIN BUILDING SET)

24817 PROJECT NUMBER DATE NO. DESCRIPTION PLAN CHECK SUBMITTAL 02/11/2025

Date 1/31/2025 Drawn by LFA Checked by LFA

AS SHOWN



- HEADER TYP. - PONY WALL - STUDS. SEE NOTE 1 ABOVE HEADER. TYP. / DOUBLE STUD AT / - BRIDGING. JAMB. VERTICAL SPACING, WHICHEVER IS MORE STRINGENT - HEADER TYP. - CLIP ANGLE. OPENING PER PLAN TRACK **OPENING** PER PLAN HEADER WIDTH "W"

NOTES 1. COLD FORMED STEEL SHALL COMPLY WITH "STEEL STUD MANUFACTURERS ASSOCIATION (SSMA)". ICC-ESR-3064P

PROVIDE @ THIRD 2. FOR STUD SIZE, SPACING AND GAUGE SEE PLANS. IF NOT NOTED ON PLAN, PROVIDE SIZES PER SCHEDULE THIS DETAIL.

> 3. UNLESS OTHERWISE NOTED ALL THE FRAMING MEMBERS SHALL HAVE THE SAME DEPT AND GAUGE OF THE STUDS, AND TRACKS SHALL HAVE A MIN 1 1/2"

4. FASTENERS CONNECTING COLD FORMED MEMBERS TO COLD FORMED MEMBERS SHALL BE SELF DRILLING AND SELF TAPPING SIMPSON "QUIK DRIVE" SHEET METAL SCREWS (SMS). (LA RR 25670).

PROVIDE SMS SCREWS ACCORDING TO THE THICKNESS OF THE CONNECTING MEMBERS AS FOLLOWS (REFER TO THICKEST MEMBER):

A. #8 SMS FOR THICKN. UP TO 18 GAUGE

B. #10 SMS FOR THICKN. UP TO 16 GAUGE

C. #12 SMS FOR THICKN. EXCEDING 16 GAUGE D. #12 X SCREWS FOR CONNECTION TO STRUCTURAL STEEL

PROVIDE A MIN 1/2" EDGE DISTANCE FOR ALL THE SCREWS.

4. UNLESS OTHERWISE NOTED ON PLANS PROVIDED HEADERS WITH SIZES PER SCHEDULE THIS DETAIL.

INFILL STUD

INFILL STUD

OPENING CONSTRUCTION WITH HEADER

TYPICAL BASE ANCHORAGE

BOX BEAM

HEADER PER

SCHEDULE

BOX BEAM PERP. TO WALL

SCALE: N.T.S.

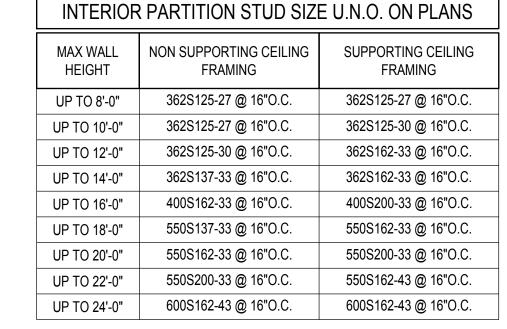
- "HEADER STUD" WALL STUD DEPTH "W" - ORIENT THE TRACK LEGS SEE NOTE 1. TYP. PER PLAN UPWARD IF A PONY WALL OCCURS ABOVE THE HEADER. WALL WHERE OCCURS. TYP. - SHEET METAL SCREW SPACED ALONG THE LENGTH OF THE HEADER @: • 8" O.C. FOR "HD" UP TO 8" - TOP AND BOT TRACK PER D" O.C. FOR "HD" GREATER THAN 8"

1. THE NUMBER, SIZE, AND THICKNESS OF "HEADER STUDS" AND "TRACKS" PART OF THE BOX BEAM ASSEMBLY IS AS SPECIFIED ON PLANS. IF NOT SPECIFIED ON PLAN, PROVIDE DOUBLE STUD ASSEMBLY WITH SAME GAUGE AS WALL AND MIN. DEPTH "D" TO MATCH THE WALL WIDTH THAT THE HEADER FRAMES INTO. THE TRACKS SHALL HAVE SAME GAUGE AS THE "HEADER STUDS"

CF BOX BEAM ASSEMBLIES SCALE: N.T.S.



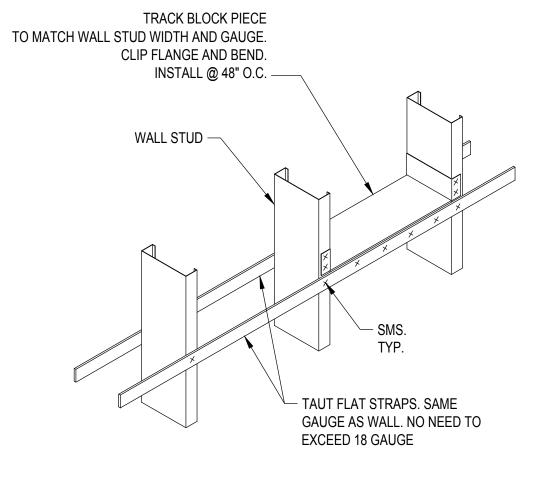
COLD FORMED WALL ASSEMBLY **COLD FORMED CONSTRUCTION - NOTES**



COLD FORMED WALL SCHEDULE U.N.O. ON PLAN

HEADER SCHEDULE - SEE "CF BOX BEAM ASSEMBLIES" FOR BUILT UP ASSEMBLY								
MAX SPAN	STUD ASSEMBLY	TOP AND BOT TRACK						
4'-0"	(2) 362S162-33	GAGE: MATCH STUD						
8'-0"	(2) 600S162-33	ASSEMBLY WIDTH: MATCH WALL						
12'-0"	(2) 1000S162-43	• LEGS: 1 1/4" MIN						

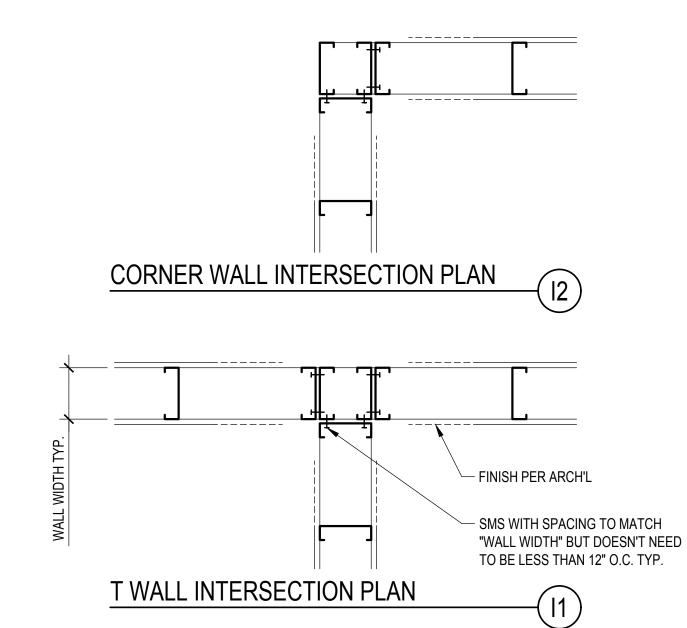
HEADER SCHEDULE U.N.O. ON PLAN

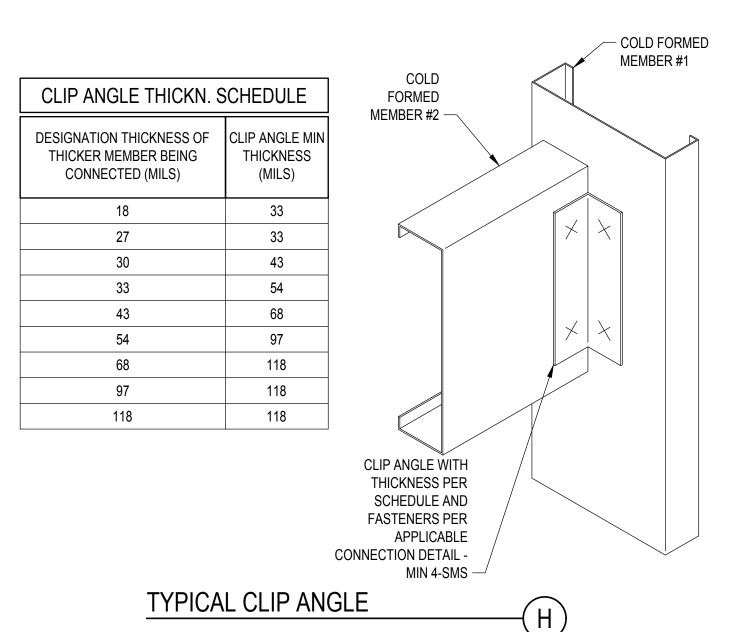


BRIDGING	\bigcap

SHEET METAL SCREW. TYP. - CRIPPLE STUD INFILL STUD -HEADER TRACK -- TRACK PIECE - DOUBLE STUD AT TRACK PIECE - CRIPPLE STUD PROVIDE CONSTRUCTION OF OPENING PER INSET DETAIL "E", "OPENING CONSTRUCTION WITH HEADER". STUD -. INSET DETAIL "F" MAY BE USED IF BOTH FOLLOWING CONDITIONS ARE MAX SPAN = 3'-0" ANCHORAGE WALL IS NOT BEARING/NOT @ JAMB SUPPORTING CEILING FRAMING







The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.



319 Main Street El Segundo, California 90245 t: 213/ 239 9700 f: 213/ 239 9699

LFA Job no. 24817-MB

SHEET METAL SCREW.

GAGE

TYP TRACK TO MATCH HEADER

- SIDE SMS. TYP.

FIT AS MANY

AS HEADER

DEPTH AND

DISTANCE AND

ALLOWS. TYP.

QUANTITY AND

TYPE TO MATCH SIDE SMS.

EDGE

SPACING

EACH SIDE

FACE SMS.

 $^{
u}$ Track Piece @ Open Side.

GAGE SHALL BE THE

HEADER MEMBERS

└─ DOUBLE STUD AT JAMB

- CRIPPLE STUD

- ADDITIONAL

ANCHORAGE

@ JAMB

GREATER OF WALL OR



2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

www.fsyarchitects.com PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

PROJECT ADDRESS: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

CLIENT NAME: CITY OF BURBANK

CLIENT ADDRESS:

COLD-FORMED STEEL

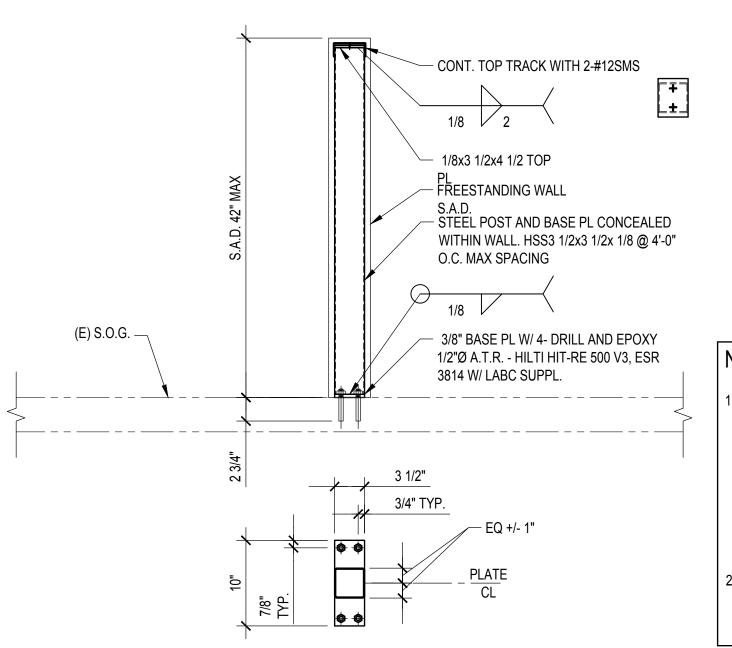
TYPICAL DETAILS 24817 PROJECT NUMBER

DESCRIPTION DATE PLAN CHECK SUBMITTAL 02/11/2025

Date 1/31/2025 Drawn by LFA Checked by LFA

AS SHOWN Scale

TYPICAL COLD FORMED WALL CONSTRUCTION SCALE: N.T.S.



FREESTANDING WALL

SCALE: N.T.S.

FASTENER SCHEDULE								
WALL CONSTRUCTION	MAX WALL HEIGHT	SHOTPINS - UNDERSIDE OF CONC. FILLED STEEL DECK	SHOTPINS - DIRECTLY INTO CONCRETE	SELF TAP SCREWS				
	UP TO 12'-0"	48" O.C.	32" O.C.	48" O.C.				
SINGLE LAYER OF GYPBOARD EA FACE	UP TO 16'-0"	48" O.C.	24" O.C.	48" O.C.				
17102	UP TO 20'-0"	48" O.C.	16" O.C.	36" O.C.				
DOUBLE LAYER OF GWB EA FACE	UP TO 12'-0"	48" O.C.	20" O.C.	48" O.C.				
OR SINGLE LAYER EA FACE AND	UP TO 16'-0"	36" O.C.	16" O.C.	32" O.C.				
TILES	UP TO 20'-0"	32" O.C.	12" O.C.	24" O.C.				

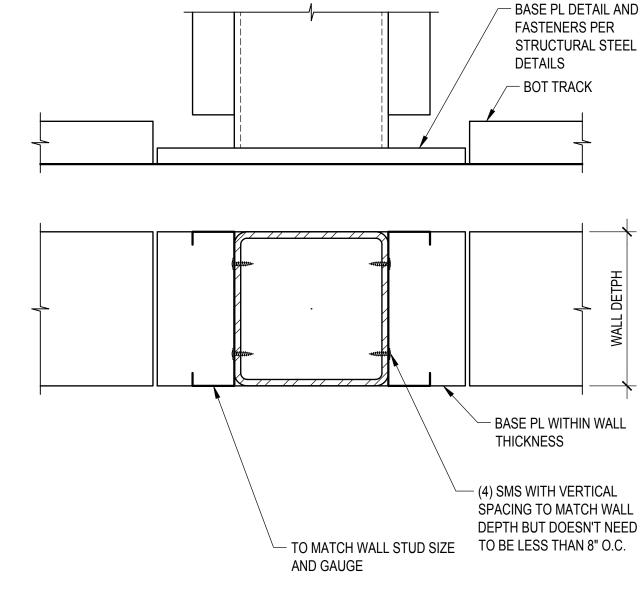
NOTES:

FASTENERS:

- A. FASTENERS CONNECTING COLD FORMED MEMBERS TO COLD FORMED MEMBERS, STRUCTURAL STEEL MEMBERS, AND METAL DECK WITHOUT CONCRETE FILL, SHALL BE SELF DRILLING AND SELF TAPPING SHEET METAL SCREWS (SMS) MATCHING THE "FASTENERS CONNECTING COLD FORMED MEMBERS" PER "TYPICAL COLD FORMED WALL CONSTRUCTION" DETAIL.
- B. FASTENERS CONNECTING COLD FORMED MEMBERS TO CONCRETE, CMU, AND METAL DECK AND CONCRETE FILL SHALL BE SHOTPINS PDPA-75 BY SIMPSON STRONG TIE (ICC-ESR 2138 AND LA RR 25469) DO NOT DAMAGE EXISTING REBAR OR TENDONS WHEN INSTALLING SHOTPINS. NOTIFY ENGINEER II SHOTPINS CANNOT BE INSTALLED DUE TO CONFLICT WITH EXISTING REBAR OR TENDONS.
- FOR WALL ASSEMBLIES OTHER THAN WHAT SHOWN ON THE SCHEDULE INCLUDING STONE VENEER CONTACT STRUCTURAL ENGINEER TO CONFIRM FASTENER SPACING.

1 1/2" MIN

1 1/2" MIN



FASTENER SCHEDULE							
WALL CONSTRUCTION	MAX WALL HEIGHT	TRANSVERSE BLK'G SPACING	#8 WOOD SCREW SPACING				
SINGLE LAYER OF GYPBOARD	UP TO 12'-0"	48" O.C.	24" O.C.				
EA FACE	UP TO 16'-0"	32" O.C.	16" O.C.				
DOUBLE LAYER OF GWB EA FACE OR	UP TO 12'-0"	32" O.C.	16" O.C.				
SINGLE LAYER EA FACE AND TILES	UP TO 16'-0"	24" O.C.	12" O.C.				
NOTES:							

- 1. DETAIL APPLIES TO BOTH I-JOIST CONSTRUCTION AND SAWN
- ENGINEER TO CONFIRM FASTENER SPACING.
- WALLS.

- LUMBER. I-JOIST SHOWN.
- 2. FOR WALL ASSEMBLIES OTHER THAN WHAT SHOWN ON THE SCHEDULE INCLUDING STONE VENEER CONTACT STRUCTURAL
- 3. CONNECTION PER "ALTERNATIVE CONN. TO SHEATHING" DETAIL ON THIS SHEET CAN BE PROVIDED IN LIEU OF THE 8d's THRU THE SHEATHING IF TOPPING MATERIAL OR ROOFING IS ALREADY PRESENT AT THE TIME OF INSTALLATION OF NON BEARING

- FINISH/ROOFING PER ARCH'L

SHEATHING

- B.B. OR (E) ROOF/FLOOR

UNIDRIVE WOOD SCREWS TO

UNDERSIDE OF PLYWOOD

SEE NOTE 3

2902 KNOX AVE, 2ND FLOOR

WWW.FSYARCHITECTS.COM

LOS ANGELES, CA 90039

TEL: 323.255.4343

ARCHITECTS MAIL@FSYARCHITECTS.COM

www.fsyarchitects.com

HOME AGAIN LOS ANGELES PROPERTY

COLD-FORMED STEEL

TYPICAL DETAILS

24817

DATE

02/11/2025

1/31/2025 LFA

LFA

PROJECT NAME:

PROJECT ADDRESS:

BURBANK, CA 91504

CITY OF BURBANK

2244 N. BUENA VISTA STREET,

REUSE

CLIENT NAME:

CLIENT ADDRESS:

PROJECT NUMBER

Scale

DESCRIPTION

PLAN CHECK SUBMITTAL

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No

part thereof shall be copied, disclosed to others, or used in connection with any

these prints shall constitute conclusive evidence of these restrictions.

Structural | Shoring | Civil | EBM

El Segundo, California 90245

319 Main Street

t: 213/ 239 9700

f: 213/ 239 9699

LFA Job no. 24817-MB

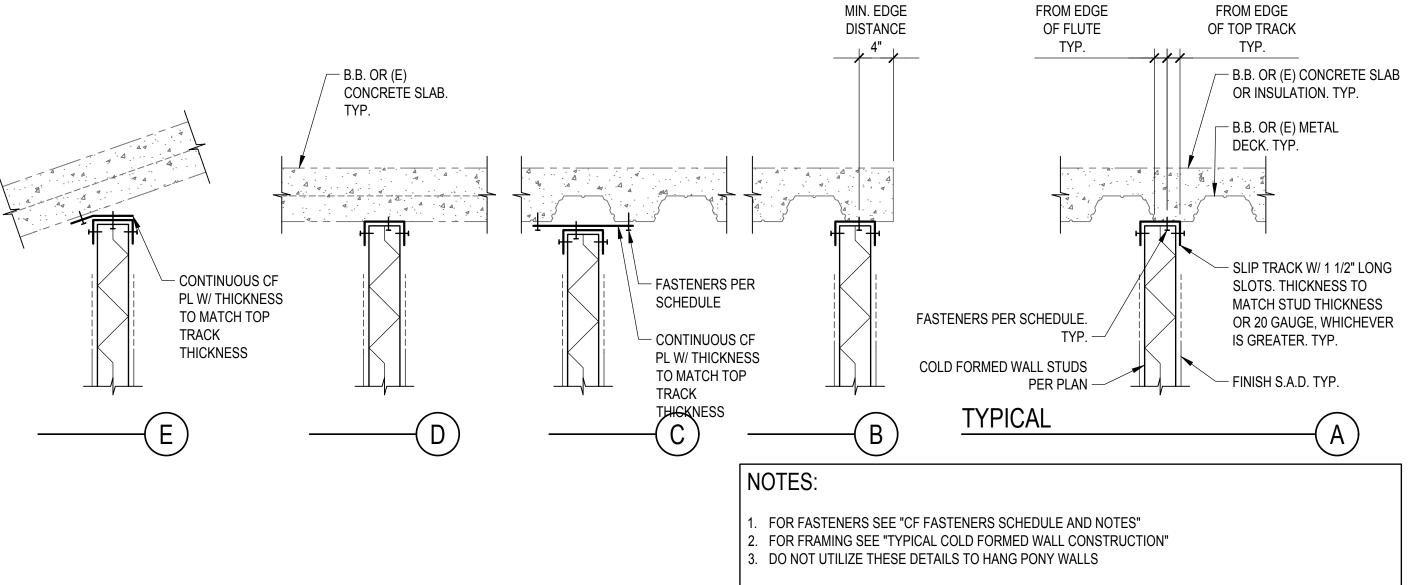
other work or project without the written consent of the above. Visual contact with



SCALE: N.T.S.

STEEL POST WITHIN WALL CONN. SCALE: N.T.S.

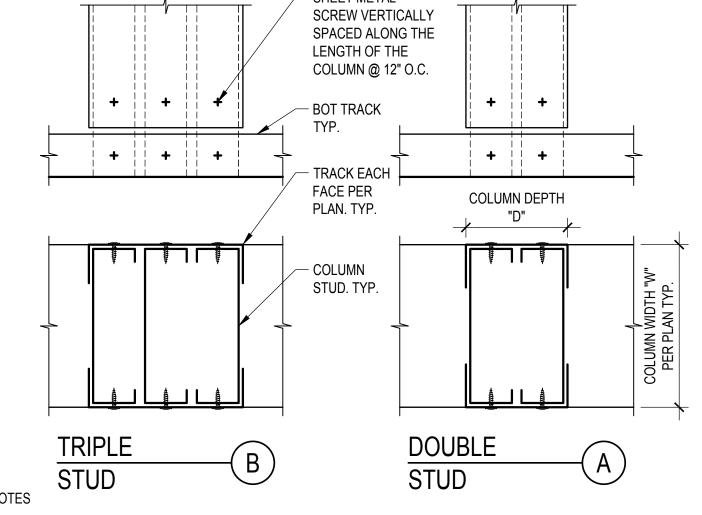
WD FASTENERS SCHED. AND NOTES SCALE: N.T.S.



NOTES:

SCALE: N.T.S.

CF TOP OF FULL HEIGHT WALL TO METAL DECK OR SLAB CONNECTION

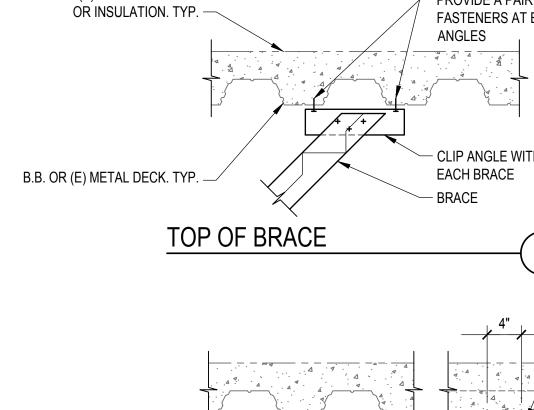


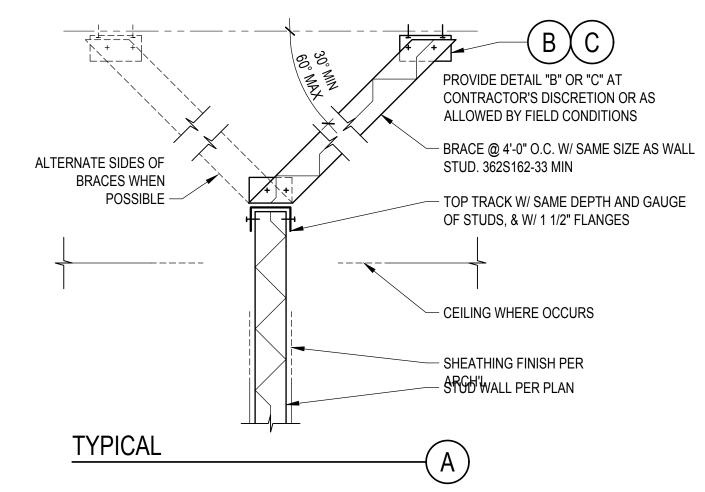
— A35 W/ SPAX 0.138x 1/2" LONG PAN HEAD B.B. OR (E) JOISTS WALL NOT SHOWN NOTES:

THE NUMBER, SIZE, AND THICKNESS OF "COLUMN STUDS" AND "TRACKS" PART OF THE BOX COLUMN ASSEMBLY IS AS SPECIFIED ON PLANS. IF NOT SPECIFIED ON PLAN, PROVIDE DOUBLE STUD ASSEMBLY WITH SAME GAUGE AS WALL AND MIN. COLUMN DEPTH "D" AND WIDTH TO MATCH THE WALL WIDTH. TRACKS SHALL HAVE SAME GAUGE

THIS DETAIL MAY BE UTILIZED IN LIEU OF CONTINUOUS NAILING ON TOP OF THE FLOOR OR ROOF SHEATHING WHEN FLOORING OR ROOFING ARE INSTALLED ALREADY

ALTERNATIVE CONN. TO SHEATHING SCALE: N.T.S.





- BEND BRACE WEB — PAIR OF FASTENERS TOP OF BRACE

NOTES:

- FOR FASTENERS SEE "CF FASTENERS SCHEDULE AND NOTES"
- . FOR FRAMING SEE "TYPICAL COLD FORMED WALL CONSTRUCTION"

Drawn by Checked by

AS SHOWN

(E) SLAB FOR FASTENERS SEE "CF FASTENERS SCHEDULE AND NOTES"

CF BOT OF WALL TO SLAB CONN.

FOR FRAMING SEE "TYPICAL COLD FORMED WALL CONSTRUCTION"

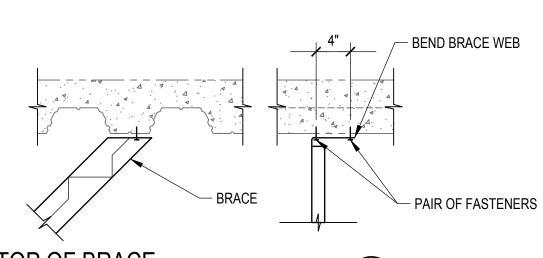
CF TOP OF PARTIAL HEIGHT WALL TO METAL DECK OR SLAB CONNECTION

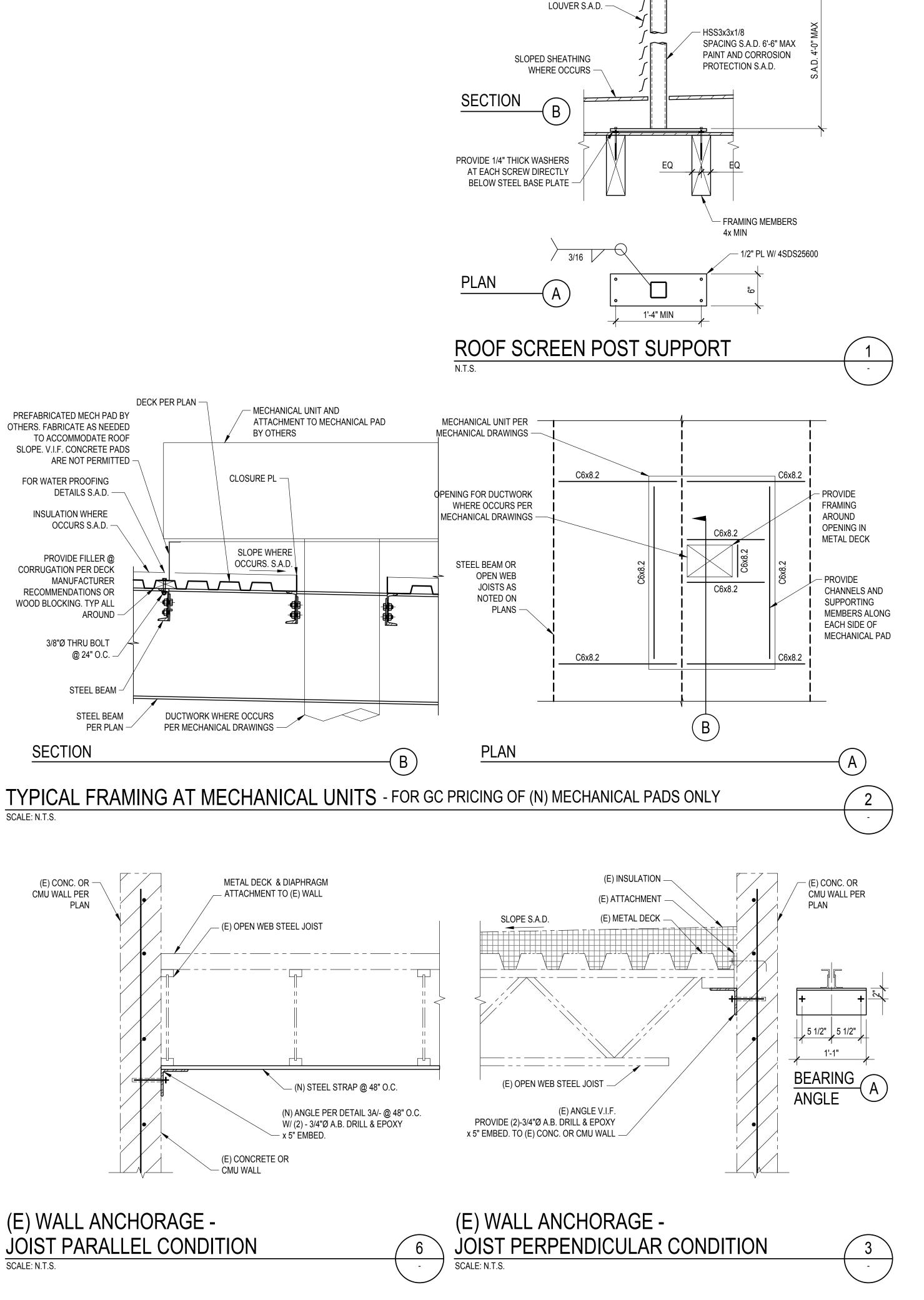
 FASTENER PER SCHEDULE - BOT. TRACK - TOP OF B.B. OR

SCALE: N.T.S.

AS COLUMN STUDS. CF BOX COLUMN ASSEMBLIES SCALE: N.T.S.

B.B. OR (E) CONCRETE SLAB PROVIDE A PAIR OF FASTENERS AT EACH CLIP CLIP ANGLE WITH 3-SMS AT





The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.



319 Main Street El Segundo, California 90245 t: 213/ 239 9700 f: 213/ 239 9699

LFA Job no. 24817-MB



2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

www.fsyarchitects.com PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

PROJECT ADDRESS: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

CLIENT NAME: CITY OF BURBANK

CLIENT ADDRESS:

DRAWING TITLE:

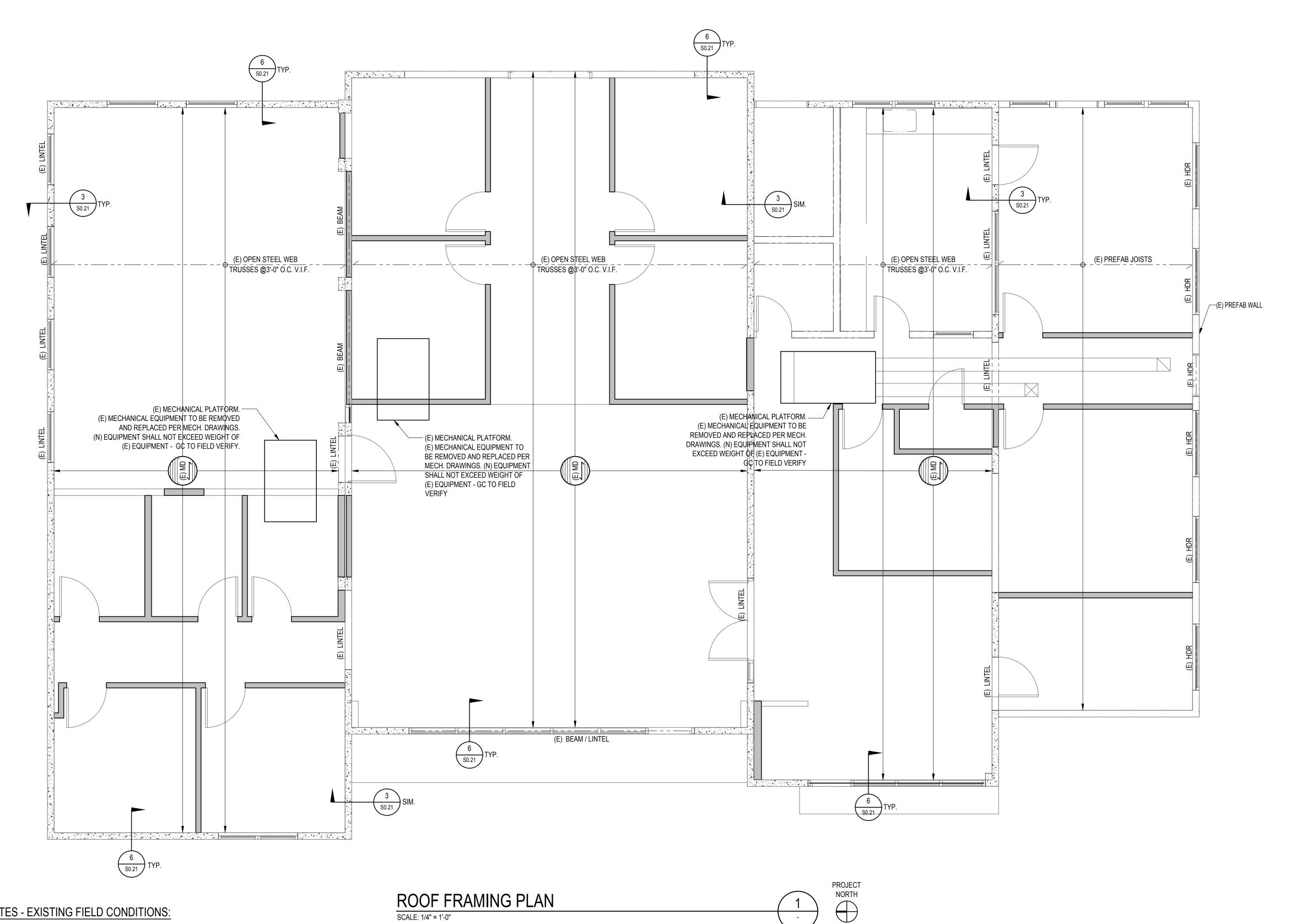
TYPICAL DETAILS

NO.	DESCRIPTION	DATE
1	PLAN CHECK SUBMITTAL	02/11/202
	PLAN CHECK SUBMITTAL	02/11/20

1/31/2025 Drawn by LFA LFA

Checked by

AS SHOWN Scale



PLAN NOTES - EXISTING FIELD CONDITIONS:

701. THE LANGUAGE "EXISTING" (E) OR "BASE BUILDING" (B.B.) SHALL BE USED INTERCHANGEABLY.

702. EXISTING INFORMATION AS SHOWN ON THESE PLANS ARE BASED ON EXISTING STRUCTURAL DRAWINGS AND ARE FOR REFERENCE ONLY. GC SHALL OBTAIN EXISTING DRAWINGS AND REVIEW EXISTING INFORMATION. GC SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING BEAM SIZES, BEAM ELEVATIONS, SLAB THICKNESS, DIMENSIONS, CONFLICTS WITH MEP & FINISHES, ETC. PRIOR TO PROCEEDING WITH DETAILING, SHOP DRAWINGS, FABRICATION, AND CONSTRUCTION. GC SHALL REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE, PROJECT ARCHITECT AND ENGINEER FOR DIRECTION ON HOW TO PROCEED BEFORE DETAILING OR PERFORMING ANY STRUCTURAL WORK. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.

703. GC TO REMOVE AND REPLACE EXISTING FINISHES, MEP SYSTEMS, FIREPROOFING, ETC., IN ORDER TO INSTALL ALL NEW WORK. CONTRACTOR TO PERFORM ALL DEMO AND NEW CONSTRUCTION SUCH THAT THE EXISTING STRUCTURE IS NOT DAMAGED. ANY DAMAGE IS TO BE REPAIRED BY GC AT GC'S COST.

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

SEE ARCH/MEP DRAWINGS FOR SLAB PENETRATIONS, MEP PADS AND CURBS. PRIOR TO PROCEEDING WITH WORK, GC TO CONFIRM WEIGHTS OF EQUIPMENT AND PADS/CURBS AND CONFIRM THEY DO NOT EXCEED WEIGHTS SHOWN ON STRUCTURAL DRAWINGS. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO SHOW ANY EQUIPMENT NOT SHOWN ON STRUCTURAL DRAWINGS. SHOP DRAWINGS TO PROVIDE SIZE, LOCATION, AND WEIGHT OF ALL EQUIPMENT IN A SINGLE SUBMITTAL. DESIGN OF CURBS, ANCHORAGE AND BRACING OF EQUIPMENT IS BY THE EQUIPMENT SPECIFIER OR

CONTRACTOR. SUBMIT CALCULATIONS AND DRAWINGS FOR REVIEW AND APPROVAL TO THE ARCHITECT AND TO THE BUILDING DEPARTMENT FOR DEFERRED APPROVAL.

705. PRIOR TO CORE DRILLING OR CUTTING OPENINGS, GC TO LOCATE EXISTING REBAR, ELECTRICAL CONDUITS, AND OTHER SYSTEMS EMBEDDED IN SLAB BY NON-DESTRUCTIVE TESTING. LOCATE CORES FOR NEW PENETRATIONS TO AVOID CUTTING REBAR. NEW SLAB OPENINGS TO BE SAW CUT AFTER CORNERS ARE CORE DRILLED. DO NOT OVER CUT OPENING BEYOND DIMENSIONS OF CLEAR OPENING. SUBMIT A SINGLE COORDINATED SET OF PLANS FOR ALL FLOORS TO SHOW ALL NEW PENETRATION AND OPENING SIZES AND LOCATIONS DIMENSIONED FROM EXISTING COLUMN LINES FOR REVIEW AND APPROVAL BY ARCHITECT AND ENGINEER. SUBMITTAL TO

INCLUDE METHOD OF CORE DRILLING, SAW CUTTING, AND REMOVING OF CONCRETE SLABS FROM BUILDING SUCH THAT MINIMAL DISRUPTION TO EXISTING BUILDING OCCURS. DO NOT CUT INTO EXISTING STRUCTURE OR MAKE ANY PENETRATION UNTIL APPROVAL IS PROVIDED, GC TO TAKE ALL PRECAUTIONS DURING CORE DRILLING AND SAW CUTTING TO SAFEGUARD WORKERS FROM CUTTING LIVE ELECTRICAL CONDUIT OR OTHER SYSTEMS THAT COULD BE HAZARDOUS TO ANYONE.

ALL (N) CONCRETE AND/OR (N) MASONRY SHALL BE CONNECTED TO ADJACENT (E) CONCRETE AND/OR (E) MASONRY WITH DRILL & EPOXY DOWELS TO MATCH THE (N) REINFORCING. ALL SUCH DOWELS SHALL HAVE 8" MIN. EMBED. U.N.O.

SYMBOLS - EXISTING ELEMENTS

indicates (e) concrete lintel beam INDICATES (E) JOISTS INDICATES (E) CONCRETE WALLS INDICATES (E) METAL DECK
ORIENTATION OF CORRUGATIONS

SYMBOLS - COLD FORMED STEEL

INDICATES (N) CFS INFILL PER SHEETS S0.21 TO S0.22

PLAN NOTES - SHEETS AND GENERAL:

- 101. GENERAL NOTES AND TYPICAL DETAILS SHEETS: SEE S### THRU S### SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF THE WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES
- 102. VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.
- 103. FOR ALL DIMENSIONS & ROOF SLOPES S.A.D.
- 104. NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR NON-BEARING WALL LOCATIONS S.A.D.

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.



319 Main Street El Segundo, California 90245 t: 213/ 239 9700 f: 213/ 239 9699

LFA Job no. 24817-MB





2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

24817

DATE

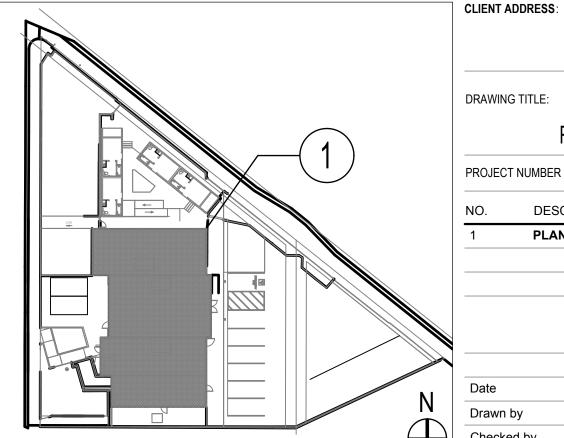
02/11/2025

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY REUSE

www.fsyarchitects.com

PROJECT ADDRESS: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

CLIENT NAME: CITY OF BURBANK



KEY PLAN

MAIN BUILDING ROOF FRAMING PLAN PROJECT NUMBER DESCRIPTION PLAN CHECK SUBMITTAL

> 1/31/2025 Drawn by LFA Checked by LFA

AS SHOWN

HEATING, VENTILATING, AND AIR CONDITIONING (HVAC) CONSTRUCTION NOTES

TYPE OF OCCUPANCY: R-2/B/A-3, TYPE OF CONSTRUCTION: TYPE II-A & TYPE II-B.

2022 CALIFORNIA FIRE CODE (CFC)

• 2022 CALIFORNIA GREEN BUILDING CODE (CGBC)

2022 CALIFORNIA REFERENCED STANDARDS CODE

- 1. CONCEALED SPACES, CIRCULATING AIR. NO COMBUSTIBLE MATERIAL (SUCH AS EXPOSED COMMUNICATION CABLES, INSULATED WIRES, PLASTIC TUBING OR PIPING, PIPE INSULATION, INSULATED PAN INSULATION) SHALL BE LOCATED IN SPACES USED TO CONVEY CIRCULATING AIR SUPPLY. WHEN COMBUSTIBLE MATERIAL IS TO BE LOCATED IN THE ABOVE SPACES, IT SHALL BE APPROVED BY LOCAL AUTHORITY FOR SUCH INSTALLATION.
- CODES AND PERMITS: ALL EQUIPMENT, INSTALLATION, ETC., SHALL CONFORM TO LOCAL ELECTRICAL, MECHANICAL AND OTHER APPLICABLE CODES. UNLESS OTHERWISE AGREED, CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS. COPIES OF ALL PERMITS AND INSPECTION REPORTS SHALL BE SUBMITTED TO THE ARCHITECT. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING AND 2020 LA CITY AMENDMENTS.
 - 2022 CALIFORNIA ADMINISTRATIVE CODE (CAC)
 2022 CALIFORNIA BUILDING CODE (CBC)
 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 2022 CALIFORNIA MECHANICAL CODE (CMC)
 2022 CALIFORNIA MECHANICAL CODE (CMC)
 2022 CALIFORNIA PLUMBING CODE (CPC)
 2022 CALIFORNIA ENERGY CODE (CEC)
 (PART 1, TITLE 24, CCR)
 (PART 3, TITLE 24, CCR)
 (PART 4, TITLE 24, CCR)
 (PART 5, TITLE 24, CCR)
 (PART 6, TITLE 24, CCR)

(PART 9, TITLE 24, CCR)

(PART 11, TITLE 24, CCR)

(PART 12, TITLE 24, CCR)

3. MATERIALS: ALL MATERIALS, APPLIANCES AND EQUIPMENT SHALL BE OF THE MAKE, BRAND AND QUALITY SPECIFIED. THEY SHALL BE NEW, CLEAN, FREE FROM DEFECTS, AND SHALL BE THE BEST OF THEIR RESPECTIVE

4. DUCTWORK:

- A. DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH CALIFORNIA MECHANICAL CODE AND SMACNA 2006 STANDARDS OR U.L. 181.
- B. DUCTWORK SHALL BE GALVANIZED STEEL. GAUGES OF METAL FOR ROUND SPIRAL DUCT SHALL BE AS FOLLOWS (UNLESS NOTED OTHERWISE ON THE DRAWINGS):

	DUCTS	FITTINGS
1. THRU 12" DIAMETER	26 GAUGE	26 GAUGE
2. 14" THRU 24" DIAMETER	24 GAUGE	24 GAUGE
3. 26" THRU 36" DIAMETER	22 GAUGE	20 GAUGE

ROUND AND OVAL SPIRAL DUCTS (FITNESS) SHALL BE CONTINUOUS SPIRAL SEAM UNITS, WITH FACTORY SLIP FITTINGS & COUPLINGS, SECURED WITH SHEET METAL SCREWS OR DRIVE RIVETS.

- C. 24 GAUGE DOUBLE THICKNESS TURNING VANES HELD FIRMLY BY TWO 24 GAUGE 2-1/4" WIDE CRIMPED RAIL ASSEMBLIES SIMILAR TO DURO-DYNE VANE RAIL ASSEMBLIES SHALL BE USED ON ALL 90-DEG. DUCT
- D. ALL DUCT JOINTS SHALL BE SEALED AIR TIGHT WITH APPROVED SEALER & DUCT TAPE.
- FLEXIBLE DUCT USED FOR CONDITIONED AIR SHALL BE U.L. APPROVED STATE FIRE MARSHALL LISTED NON-COMBUSTIBLE, VINYL COATED, WIRE REINFORCED FIBERGLASS, WITH MAXIMUM CONDUCTANCE OF .30. DUCT SHALL HAVE A MINIMUM LENGTH OF THREE FEET AND A MAXIMUM LENGTH OF FIVE FEET (FOR NON-RESIDENTIAL AREAS). DUCTS SHALL BE INSTALLED FREE OF KINKS & SUPPORTS ON 36" CENTERS WITH 3/4" WIDE STRAP HANGERS. FITTINGS SHALL BE SHEET METAL. JOINTS & CONNECTIONS SHALL BE MADE WITH 1/2" WIDE METAL BANDS WITH NOT LESS THAN 2 SHEET METAL SCREWS EACH.
- F. DUCT HANGERS SHALL BE ATTACHED TO HORIZONTAL SLABS WITH ANGLE CLIPS SECURED WITH INSERTS, NAILED TO VERTICAL WALLS, BOLTED TO BEAMS & JOISTS, SPACED BETWEEN SPANCRETE SECTION, HUNG 3/8" REBAR 6" LONG ABOVE THE METAL BAR AND/OR AS APPROVED BY THE ARCHITECT.
- DUCTWORK SHALL COMPLY WITH ACOUSTICAL REQUIREMENTS BASED ON ACOUSTICAL REPORT. MAINLY, ACOUSTICAL LINING LENGTHS SHALL BE MAINTAINED AS SPECIFIED ON THE DRAWINGS. IF ANY FIELD CHANGES NEED TO BE MADE, THE CONTRACTOR SHALL CONSULT THE ENGINEERING OR ARCHITECTURAL TEAM TO VERIFY THAT THE CHANGES WILL COMPLY WITH THE ACOUSTICAL REQUIREMENTS.

DAMPERS:

- . VOLUME DAMPERS SHALL BE PROVIDED IN EACH BRANCH DUCT TO EACH DIFFUSER AND REGISTER, AND SHALL BE OPPOSED BLADE ADJUSTABLE TYPE.
- B. AS PER SECTION 717.3.2.1 FIRE DAMPER RATINGS, FIRE DAMPERS SHALL HAVE THE MINIMUM FIRE PROTECTION RATING SPECIFIED IN TABLE 717.3.2.1 FOR THE TYPE OF PENETRATION.

TABLE 717.3.2.1	
TYPE OF PENETRATION	MINIMUM DAMPER RATING (HOURS)
LESS THAN 3-HOUR FIRE-RESISTANCE-RATED ASSEMBLIES	1.5
3-HOUR OR GREATER FIRE-RESISTANCE-RATED ASSEMBLIES	3

- C. AS PER SECTION 717.3.2.2 SMOKE DAMPER RATINGS. SMOKE DAMPER LEAKAGE RATINGS SHALL BE CLASS I OR II. ELEVATED TEMPERATURE RATINGS SHALL NOT BE LESS THAN 250-DEG FAHRENHEIT
- D. AS PER SECTION 717.3.2.3 COMBINATION FIRE/SMOKE DAMPER RATINGS, COMBINATION FIRE/SMOKE DAMPERS SHALL HAVE THE MINIMUM FIRE PROTECTION RATING SPECIFIED FOR FIRE DAMPERS IN TABLE 717.3.2.1 FOR THE TYPE OF PENETRATION AND SHALL ALSO HAVE A MINIMUM SMOKE DAMPER RATING AS SPECIFIED IN SECTION 717.3.2.2.
- E. FIRE DAMPERS TO BE DYNAMIC TYPE.
- F. COMBINATION FIRE SMOKE DAMPERS TO BE ACTIVATED USING DUCT SMOKE DETECTORS WITHIN 5'-0" OF THE DAMPERS. AREA SMOKE DETECTOR MAY BE USED IN LIEU OF THE DUCT SMOKE DETECTOR. PROVIDE DUCT SMOKE DETECTOR FOR COMBINATION FIRE SMOKE DAMPERS.
- G. MANUAL VOLUME DAMPERS SHALL BE INSTALLED AS A MEANS TO BALANCE AIR FLOW AT ALL DIFFUSERS AND REGISTERS. MANUAL VOLUME DAMPERS SHALL BE FACTORY INSTALLED IN THE AIR DISTRIBUTION AS AN ACCESSORY. DAMPERS IN BRANCH DUCTS SHALL NOT BE USED UNLESS SPECIFICALLY NOTED OTHERWISE. WHERE SUCH BRANCH DAMPERS ARE INDICATED, DAMPER BLADES IN FITTINGS SHALL BE 22 GAUGE AND PROVIDED WITH SHAFT AND LOCKING QUADRANT.
- H. FIRE DAMPERS SHALL BE INSTALLED IN DUCTS PASSING THROUGH FIRE WALLS, AND WHERE SHOWN ON DRAWINGS. THEY SHALL COME COMPLETE WITH FUSIBLE LINK, ECCENTRIC WEIGHT, 16GA. SLEEVE AND CLOSING STOP. ACCESS TO FUSIBLE LINKS SHALL BE PROVIDED THROUGH ACCESS DOORS. DAMPERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NFPA 90A REQUIREMENTS AND SHALL BE APPROVED FOR USE BY THE STATE FIRE MARSHALL. INSTALL FIRE DAMPERS & SMOKE FIRE DAMPERS IN SUCH A MANNER AS TO BE READILY ACCESSIBLE FOR MAINTENANCE & REPAIRS.
- I. WHERE DAMPERS ARE REQUIRED TO BE INSTALLED IN INACCESSIBLE LOCATIONS, CONTRACTOR TO PROVIDE CABLE DAMPER ASSEMBLIES, ELECTRONIC DAMPERS OR ALDES CARS II.

. PIPING:

- A. PROVIDE HANGERS AND SUPPORTS AS REQUIRED. PLUMBERS TAPE AND WIRE ARE NOT ACCEPTABLE.
- B. CONDENSATE PIPING SHALL BE UNDER THE PLUMBING SECTION OF THE SPECIFICATIONS.
- C. ALL PIPING SHALL BE ACOUSTICALLY VIBRATION ISOLATED FROM THE STRUCTURE USING HUBBARD

HOLDRITE SILENCER SERIES FELT 100 OR EQUAL. THE FELT WILL NOT BE CRUSHED. NEOPRENE PADS WILL BE USED AT CLAMP LOCATIONS. THEY SHALL BE EQUAL TO HUBBARD HOLDRITE SILENCER SERIES

7. INSULATION:

- INSULATION SHALL BE U.L. LISTED IN COMPLIANCE WITH FLAME-SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE CALIFORNIA BUILDING CODE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE STATE OF CALIFORNIA ENERGY COMMISSION REQUIREMENTS.
- B. INSULATE ALL CONDITIONED SUPPLY & RETURN AIR DUCTWORK WITH 2" THICK, 75LB. PER CU. FT. DENSITY FIBERGLASS INSULATION WITH VAPOR BARRIER (R-8 MINIMUM).
- CONDENSATE PIPING SHALL BE INSULATED WITH 1" FOAM PLASTIC AND PAINTED TO MATCH EXISTING WALL OR CEILING.
- D. THICKNESS OF INSULATION SHALL BE IN ACCORDANCE WITH T24 REQUIREMENTS.
- E. WHERE INSULATION IS EXPOSED TO WEATHER, INSULATION SHALL BE ENCAPSULATED WITH A UV PROTECTIVE COVERING, (CHILDERS ALUMINUMJACKET, OR EQUAL).
- F. COVER ALL JOINTS & CRACKS OF PLENUMS LINING WITH 4" STRIPS OF 6 OUNCE FIBERGLASS, ATTACHED WITH ARABOL ADHESIVE.
- G. ALL REFRIGERATION SUCTION AND LIQUID PIPING SHALL BE INSULATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, ASA APPLICABLE. CONTRACTOR SHALL VERIFY INSULATION REQUIREMENTS PRIOR TO INSTALLATION OF ANY PIPING SYSTEMS.
- H. INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SEC. 110.8 ENERGY EFFICIENCY STANDARDS (E.E.S)
- I. ALL PIPING AND DUCTWORK SHALL BE INSULATED CONSISTENT WITH THE REQUIREMENTS OF SEC. 120.3, 120.4 AND 120.7 TITLE 24 ENERGY STANDARDS AND CHAPTER 6 OF CMC.

8. REFRIGERANT PIPING:

- A. UNLESS OTHERWISE INDICATED, MAIN LIQUID AND SUCTION LINES FROM CONDENSING UNIT TO EVAPORATOR COIL SHALL BE OF SIZES SPECIFIED BY THE MANUFACTURER.
- B. REFRIGERATION PIPING SHALL BE REFRIGERATION GRADE COPPER TUBING, TYPE L HARD-DRAWN. IN INSTANCES WHERE REFRIGERATION LINES ARE INSTALLED IN AN INACCESSIBLE LOCATION AND MUST BE SNAKED THROUGH CONDUIT, THAT PORTION OF TUBING REQUIRED TO COMPLETE CONNECTIONS THROUGH CONDUIT MAY BE ANNEALED. MAINTAIN ENTIRE SYSTEM CLEAN AND DRY DURING INSTALLATION. PIPE SHALL BE SEALED UNTIL INSTALLED.
- C. REFRIGERATION PIPING, BOTH HARD AND ANNEALED, SHALL BE STRAIGHT AND FREE FROM KINKS, RESTRICTIONS AND HORIZONTAL RUNS SHALL BE SLOPED TOWARDS COMPRESSOR ONE INCH TO 10 FEET WHEREVER POSSIBLE. VAPOR LINE OIL TRAPS SHALL BE INSTALLED ON BOTTOM OF VERTICAL RISERS AND INVERTED OIL TRAP SHALL BE INSTALLED ON TOP OF VERTICAL RISERS.
- D. REFRIGERATION PIPING: JOINTS SHALL BE SILVER BRAZED AND LEAK TESTED. FIELD FABRICATED LINES SHALL BE THOROUGHLY FLUSHED AND CLEANED BEFORE CONNECTION. BLEED NITROGEN THROUGH LINES DURING SILVER BRAZING, AND CAP AND SEAL LINES WHEN NOT COMPLETED AND CONNECTED TO EQUIPMENT.
- E. SLEEVE PENETRATIONS OF FLOORS, WALLS AND CEILING TO ALLOW FOR FREE MOTION OF PIPING. PROVIDE 24 GAGE GALVANIZED IRON PIPE AND CHROME-PLATED ESCUTCHEON PLATES. PACK ANNULAR SPACE BETWEEN PIPE AND SLEEVE WITH INCOMBUSTIBLE MATERIAL SUCH AS FIBERGLASS AND SEAL EACH END WITH MASTIC TO PROVIDE A WATERPROOF SEAL.
- F. PROVIDE HANGERS AND SUPPORTS AS REQUIRED. PLUMBERS TAPE AND WIRE ARE NOT ACCEPTABLE
- G. CONDENSATE PIPING SHALL BE UNDER THE PLUMBING SECTION OF SPECIFICATIONS.

9. FLASHING:

- A. PROVIDE WATERTIGHT SOLDERED SHEET METAL FLASHING AT ALL NEW & EXISTING WALL AND ROOF OPENINGS.
- B. ALL CONDUIT & PIPES PASSING THRU THE ROOF OPENING SHALL BE FLASHED AND COUNTER FLASHED WITH ACCORDANCE TO ARCHITECTURAL DETAILS.
- C. ALL VOIDS AROUND DUCT PENETRATIONS THRU FLOORS, WALLS & CEILINGS SHALL BE PROPERLY

10. FILTERS:

- A. FILTERS SHALL BE U.L. APPROVED AND SHALL HAVE A MINIMUM MERV RATING OF 13 AS TO SATISFY CONDITIONS OF USE PERMIT.
- B. FILTERS SHALL BE PROVIDED WITH AN INTEGRATED PRESSURE DROP SENSOR WIRED TO A WARNING LIGHT ON THE CONTROL PANEL OF THE UNIT THAT SIGNALS WHEN FILTER NEEDS TO BE REPLACED.
- C. CONTRACTOR SHALL PROVIDE AN INITIAL SET OF PRE FILTERS, REPLACE AS REQUIRED DURING CONSTRUCTION, AND SHALL INSTALL ANOTHER SET OF FILTERS AT THE BEGINNING OF TESTING &
- 11. THE TERMINATION POINT FOR EXHAUST DUCTS DISCHARGING TO ATMOSPHERE SHALL NOT BE LESS THAN THE FOLLOWING:
 - A. ENVIRONMENTAL EXHAUST OUTLETS SHALL TERMINATE NOT LESS THAT THREE FEET FROM PROPERTY LINE, THREE FEET FROM OPENINGS INTO THE BUILDING, TEN FEET FROM A FORCED AIR INLET, AND SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY. (LAMC 311.3; 502.2.1)
 - B. PRODUCT CONVEYING CLASS 1: 10 FT. FROM PROPERTY LINE, 10 FEET FROM BUILDING OPENINGS, 3 FT. FROM EXTERIOR WALL OR ROOF, AND 10 FT. ABOVE ADJOINING GRADE.
- 12. ALL PLUMBING AND APPLIANCE VENTS AND THE DISCHARGE OUTLET OF EXHAUST FANS SHALL BE AT LEAST TEN(10) FEET IN A HORIZONTAL DIRECTION, OR THREE(3) FEET ABOVE THE OUTSIDE AIR INTAKES FOR HVAC UNITS. OUTSIDE AIR INTAKES SHALL BE PROVIDED WITH MEANS TO PREVENT THE INTRUSION OF RAIN AND WILDLIFE, (45° ANGLED INTAKE HOOD WITH ½" HARDWARE CLOTH WHERE APPLICABLE).

13. ELECTRICAL:

- A. FURNISH AND INSTALL ALL LINE AND LOW VOLTAGE CONDUIT AND LINE VOLTAGE WIRING.
- B. FURNISH AND INSTALL ALL REQUIRED RELAYS, CONTACTORS, MAGNETIC MOTOR STARTERS, CIRCUIT BREAKERS, FUSES, DISCONNECT SWITCHES, WALL SWITCHES, LINE VOLTAGE, THERMOSTATS AND VARIABLE FREQUENCY DRIVES, (VFD'S)
- C. ELECTRICAL CONTRACTOR TO REVIEW MECHANICAL CONTROL REQUIREMENTS WITH THE MECHANICAL AND GENERAL CONTRACTORS AND COORDINATE RESPECTIVE RESPONSIBILITIES.
- 14. ACCESS DOORS: WHERE NECESSARY IN DUCTWORK OR CASINGS, SUITABLE ACCESS DOORS AND FRAMES TO PERMIT INSPECTION, OPERATION AND MAINTENANCE OF ALL CONTROLS MOTOR BEARINGS, OR OTHER APPARATUS CONCEALED BEHIND THE SHEET METAL WORK SHALL BE PROVIDED. ACCESS DOORS IN DUCTS MAY BE OF SINGLE PANEL CONSTRUCTION OF NOT LESS THAN NO. 18 GAUGE, GALVANIZED, AND SHALL HAVE SPONGE RUBBER GASKETS WITH HINGES AND LATCHES.
- 15. PAINTING: CONTRACTOR SHALL PAINT ALL BLACK STEEL EQUIPMENT SURFACES WHICH ARE NOT FACTORY FINISHED, AS WELL AS ALL OTHER STEEL SURFACES EXPOSED TO THE WEATHER. PAINTING SHALL CONSIST OF ONE COAT OF METAL PRIMER AND ONE FINISH COAT THAT SHALL BE APPROVED BY THE ARCHITECT.
- 16. ANCHORING/BRACING:

- A. PIPING, DUCTWORK, AND ELECTRICAL DISTRIBUTION SYSTEMS SHALL BE BRACED TO COMPLY WITH THE FORCES AND DISPLACEMENTS PRESCRIBED IN ASCE 7-16 SECTION 13.3 AS DEFINED IN ASCE 7-16 SECTIONS 13.6.5, 13.6.6, 13.6.7, AND 2022 CBC SECTIONS 1616A.1.24, 1616A.1.25 AND 1616A.1.26.
- B. EACH PIECE OF EQUIPMENT AND ALL SYSTEMS SHALL BE ADJUSTED/READJUSTED TO INSURE PROPER NOISE/VIBRATION DISSIPATION.
- C. THE STRUCTURAL ENGINEER OF RECORD SHALL VERIFY THE ADEQUACY OF THE STRUCTURE TO SUPPORT THE HANGER AND BRACE LOADS. FOR THOSE ELEMENTS THAT DO NOT REQUIRE DETAILS ON THE APPROVED DRAWINGS, THE INSTALLATION SHALL BE SUBJECT TO THE APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD.
- 17. FINAL LOCATION OF CEILING DIFFUSERS SHALL BE PER THE REFLECTED CEILING PLAN OR AS PER FIELD REQUIREMENTS.
- 18. A MINIMUM OF 30" CLEAR WORKING SPACE IN FRONT OF ACCESS PANELS TO THE COMPRESSOR, BLOWER ASSEMBLY AND AIR FILTER SECTION SHALL BE PROVIDED.
- 19. OPENINGS: FURNISH INFORMATION TO THE OTHER TRADES ON SIZE AND LOCATION OF OPENINGS WHICH ARE REQUIRED IN WALLS, SLABS, ETC, FOR PIPING, DUCTS & EQUIPMENT. ANY ADDITIONAL OPENINGS OR CHANGES TO THE EXISTING ONES SHALL BE PROVIDED AS ACCEPTABLE TO THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.
- 20. ACOUSTICAL NOTES:
 - A. APARTMENT FCU VIBRATION ISOLATION SHALL BE USING A MASON INDUSTRY TYPE HMIB GROMMET. REFERENCE DETAIL #6/M-5.1 FOR FAN COIL UNIT INSTALLATION.
 - B. FLEXIBLE CONNECTIONS SHOULD BE USED AT ALL CONNECTIONS TO MECHANICAL EQUIPMENT IF
 - C. TOILET EXHAUST FANS' MAXIMUM SONE LEVEL OF 1.5 SONES.
- 21. DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SEC. 110.6 AND 110.7 E.E.S.
- 22. ALL HVAC SYSTEMS SHALL MEET THE CONTROL REQUIREMENTS PER SEC. 110.2 AND 120.2 E.E.S.
- 23. ALL HVAC EQUIPMENT AND APPLIANCES SHALL MET THE REQUIREMENTS PER SEC. 110.1-110.3, 110.5, 120.1-120.4 TITLE 24 ENERGY STANDARDS.
- 24. ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION.
- 25. ALL FANS SYSTEMS, REGARDLESS OF VOLUMETRIC CAPACITY, THAT EXCHANGE AIR BETWEEN THE BUILDING CONDITIONED SPACE AND THE OUTSIDE OF THE BUILDING SHALL BE PROVIDED WITH BACKDRAFT OR AUTOMATIC DAMPERS TO PREVENT UNINTENDED AIR LEAKAGE THROUGH THE FAN SYSTEM WHEN THE FAN SYSTEM IS NOT OPERATING. (CCR TITLE 24 PART 6 SUBCHAPTER 7 SECTION 150.0(m)7). EXCEPTION: FANS THAT RUN CONTINUOUSLY PER SECTION.
- 26. CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILTS TRANSPARENCIES WITH ALL CHANGES NOTED THEREON AT THE COMPLETION OF THE PROJECT AND PRIOR TO FINAL ACCEPTANCE.
- 27. GUARANTEE: CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL LABOR & MATERIAL ON ALL WORK AGAINST DEFECTS IN WORKMANSHIP AND MATERIAL FOR PERIOD OF ONE YEAR, 10 YEAR COMPRESSOR.
- 28. SUBMITTALS: CATALOG INFORMATION AND CUTS OF ALL MECHANICAL EQUIPMENT AND DEVICES SHALL BE SUBMITTED FOR REVIEW PRIOR TO ORDERING (SIX COPIES OF EACH) IN ONE COMPLETE PACKAGE.
- 29. DRAWINGS: THESE PLANS ARE ENGINEERING DRAWINGS, ARE DIAGRAMMATIC IN NATURE AND INTENDED TO ILLUSTRATE ALL REQUIRED SYSTEMS AND COMPONENTS INCLUDING THEIR RESPECTIVE INSTALLATION REQUIREMENTS. CONTRACTOR SHALL PROVIDE THEIR OWN SHOP DRAWINGS DELINEATING ALL SPECIFIC REQUIREMENTS FOR THE COMPLETION OF THIS INSTALLTION, CONSISTENT WITH THE INTENT OF THE ENGINEERED DRAWINGS.
- 30. ALL ENVELOPE AND MECHANICAL CERTIFICATE OF ACCEPTANCE FORMS AND ALL RELATED ACCEPTANCE DOCUMENTS SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THESE FORMS ARE REVIEWED AND APPROVED.
- 31. AFTER CONSTRUCTION ENDS AND PRIOR TO OCCUPANCY, FLUSH ALL SPACES WITH FRESH AIR AT THE HIGHEST FLOW RATE, KEEPING ALL WINDOWS AND INTERIOR DOORS OPEN FOR 48 HOURS. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY WITH FILTERS OF REQUIRED FILTRATION EFFICIENCY.
- 32. ALL DOOR UNDERCUTS IN FIRE RATED DOORS SHALL BE 3/4" MAXIMUM.
- 33. ADMINISTRATIVE REQUIREMENTS:
 - A. THE PERSON WITH OVERALL RESPONSIBILITY FOR CONSTRUCTION OR THE PERSON RESPONSIBLE FOR THE INSTALLATION OF REGULATED FEATURES, MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES SHALL POST, OR MAKE AVAILABLE WITH THE BUILDING PERMIT(S) ISSUED FOR THE BUILDING, THE REQUIRED INSTALLATION CERTIFICATE(S) FOR FEATURES, MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES REGULATED BY THE APPLIANCE EFFICIENCY REGULATIONS OR PART 6. SUCH INSTALLATION CERTIFICATE(S) SHALL BE MADE AVAILABLE TO THE ENFORCEMENT AGENCY FOR ALL APPROPRIATE INSPECTIONS. THESE CERTIFICATES SHALL:
 - a. IDENTIFY FEATURES, MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES REQUIRED TO VERIFY COMPLIANCE WITH THE APPLIANCE EFFICIENCY REGULATIONS AND PART 6.
 - PART 6.

 b. INCLUDE A STATEMENT INDICATING THAT THE FEATURES, MATERIALS, COMPONENTS, OR MANUFACTURED DEVISE CONFORM TO THE APPLIANCE EFFICIENCY REGULATIONS AND PART 6 AND THE REQUIREMENTS FOR SUCH FEATURES, MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES GIVEN IN THE PLANS AND SPECIFICATIONS APPROVED BY THE LOCAL ENFORCEMENT AGENCY.
 - c. STATE THE NUMBER OF THE BUILDING PERMIT UNDER WHICH THE CONSTRUCTION OR INSTALLATION WAS PERFORMED.
 - B.. WITHIN 90 DAYS AFTER ISSUANCE OF CERTIFICATE OF OCCUPANCY RECORD DRAWINGS SHALL BE PROVIDED TO THE OWNER. IF A BUILDING DESIGN FEATURE, MATERIAL, COMPONENT OR MANUFACTURED DEVICE IS

 CHANGED BEFORE FINAL CONSTRUCTION AND INSTALLATION, SUCH THAT THE BUILDING MAY NO LONGER COMPLY WITH PART 6, THE BUILDING MUST BE BROUGHT INTO COMPLIANCE, AND SO INDICATED ON AMENDED PLANS AND CERTIFICATE OF COMPLIANCE(S) THAT SHALL BE SUBMITTED FOR APPROVAL.
 - C. THE BUILDER SHALL PROVIDE THE BUILDING OWNER OR THE PERSON(S) RESPONSIBLE FOR BUILDING MAINTENANCE (IN CASE OF MULTI-TENANT OR CENTRALLY OPERATED BUILDINGS) AT OCCUPANCY THE FOLLOWING:
 - a. OPERATING INFORMATION: THE APPROPRIATE CERTIFICATE(S) OF COMPLIANCE AND A LIST OF THE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO OPERATE THEM EFFICIENTLY.
 - b. MAINTENANCE INFORMATION: REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING THE OPERATION AND MAINTENANCE MANUAL.
 c. VENTILATION INFORMATION: A DESCRIPTION OF THE QUANTITIES OF OUTDOOR AND RECIRCULATED AIR THAT THE VENTILATION SYSTEMS ARE DESIGNED TO PROVIDE TO

CYMPOL		
SYMBOL" a"	ABBR	DESCRIPTION NEW DUCTWORK - FIRST FIGURE: SIDE SHOWN
12"x6" 12"x6"		SECOND FIGURE: SIDE NOT SHOWN
		NEW DUCTWORK WITH EXTERNAL INSULATION
	(L)	DUCTWORK WITH INTERNAL ACOUSTICAL LINING
		FLEX CONNECTION IN DUCT
		DUCT SIZE TRANSITION
913 0++5		ROUND VERTICAL RISE OR DROP
		RECTANGULAR VERTICAL RISE OR DROP
		VERTICAL TAKE OFF UP
		VERTICAL TAKE OFF DOWN
		ROUND DUCT 90 DEGREE RADIUS ELBOW
		ROUND DUCT CONICAL 90 DEGREE TAKE OFF
		ROUND DUCT 45 DEGREE RADIUS ELBOW
		RECTANGULAR DUCT 90 DEGREE MITERED ELBOW WITH EXTRACTION DAMPER
Ä J		RECTANGULAR DUCT ANGLE TAKE OFF
C SFD C SFD		FIRE DAMPER / COMBINATION SMOKE AND FIRE DAMPER-WITH ACCESS DOOR & CEILING ACCESS
	MD	MANUAL VOLUME DAMPER
∑ <u>S−1</u> 100		RECTANGULAR CEILING DIFFUSER (TYPE S-1, 100 CFM) SUPPLY AIR
-		SIDEWALL DIFFUSER SUPPLY AIR
		CEILING REGISTER/GRILLE (RETURN AIR OR EXHAUST AIR)
<u> </u>		SIDEWALL REGISTER/GRILLE (RETURN AIR OR EXHAUST AIR)
-U >	U/C	UNDERCUT DOOR
T	Т	TOP OF THERMOSTAT MOUNTED AT 48" A.F.F.
FC 1		EQUIPMENT IDENTIFICATION
<u> </u>		STACK, VENT OR ROUND DUCT RISER
		CLOSET FAN COIL UNIT/CEILING FAN COIL UNIT
-\>		INLINE SUPPLY/EXHAUST FAN
		CEILING MOUNTED BATHROOM EXHAUST FAN
<u> </u>		KITCHEN HOOD
MECHANICAI	CLIE	

MECHANICAL SYMBOLS LEGEND

MECHANICAL SHEET INDEX									
SHEET NO.	SHEET TITLE	CURRENT ISSUE							
M0.01	MECHANICAL GENERAL NOTES, SYMBOLS LEGEND & SHEET INDEX	PLAN CHECK							
M0.02	MECHANICAL SCHEDULES	PLAN CHECK							
M0.03	MECHANICAL CALCULATIONS	PLAN CHECK							
M1.00	MECHANICAL SITE PLAN	PLAN CHECK							
M2.01	MECHANICAL FLOOR PLAN	PLAN CHECK							
M2.02	MECHANICAL ROOF PLAN	PLAN CHECK							
M5.01	MECHANICAL DETAILS	PLAN CHECK							
EN1	TITLE 24 COMPLIANCE FORMS - SHEET ONE	PLAN CHECK							
EN2	TITLE 24 COMPLIANCE FORMS - SHEET TWO	PLAN CHECK							

FSU

2902 KNOX AVE, 2ND FLOOR
LOS ANGELES, CA 90039
TEL: 323.255.4343
FAX: 323.255.4848
WWW.FSYARCHITECTS.COM
MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER 294-24-004

150 N. THIRD STREET

BURBANK, CA 91502

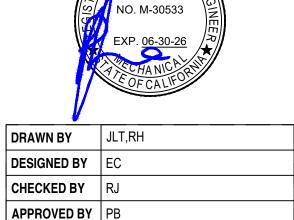
CLIENT NAME: CLIENT ADDRESS:

CONSULTANTS

CITY OF BURBANK

BREEN
DESIGN GROUP

3825 DEL AMO BOULEVARD
TORRANCE, CA 90503
PH: 310 464 8404
WWW.BREENDESIGN.COM



DRAWING TITLE:
MECHANICAL GENERAL NOTES,
SYMBOLS LEGEND & SHEET INDEX

 PLAN CHECK

 Date
 02/11/2025

 Drawn by
 SEE QA/QC

 Checked by
 SEE QA/QC

 $\sqrt{0.01}$

NONE

cale

							Р	ACKAGED	ROOF1	OP UNI	T SCHE	DULES	3									
MADIC	MARK OTY MAKE MODEL TONNACE					COOLING CAPACITY HEA		, RATING INFORMATION		INDOOR FAN DATA				ELECTRICAL						DEEDICEDANIT	DANIT WEIGHT	
MARK	QIY.	MAKE	MODEL	TONNAGE	TOTAL (BTUH)	SENSIBLE (BTUH)	TOTAL (BTUH)	SEER2/EER2	COP	SUPPLY (CFM)	RETURN (CFM)	OSA	ESP (IN.)	PH	H HZ	. MCA	А МС	OCP	TOTAL POWER (HEATING POWER + FAN POWER)	REFRIGERANT	(LBS.)	REMARKS
RTU-1	1	RHEEM/RUUD	RHPCYB060AJT000AACA1	5.0 TONS	65,500	46,100	55,116	13.4/10.6	3.8	1,750	1,225	470	0.5 208/2	30 1	60	43	6	60	5.9 KW	R-454B	562.0	
RTU-2	1	RHEEM/RUUD	RHPCYB060AJT000AACA1	5.0 TONS	65,500	46,100	55,116	13.4/10.6	3.8	1,750	1,225	570	0.5 208/2	30 1	60	43	6	60	5.9 KW	R-454B	562.0	12345
RTU-3	1	RHEEM/RUUD	RHPCYB060AJT000AACA1	5.0 TONS	65,500	46,100	55,116	13.4/10.6	3.8	1,750	1,225	490	0.5 208/2	30 1	60	43	6	60	5.9 KW	R-454B	562.0	
1)CONS	TANT VOLU	JME COOLING / H	HEATING W/ MERV 13 FILTERS.(2)SEE FULL MOD	DEL NO. FOR	ALL REQUIRE	ED OPTIONS / A	CCESSORIES. 3	SEE WIRIN	G DIAGRAM	S.4 WEIGH	IT OF RTU	ONLY INCLUD	ES OPER	ATING W	EIGHT. (5) PROV	IDE TITL	LE 24 COMPLIANT ECONOMIZER WITH	FDD AND BAROM	ETRIC RELIE	DAMPER.

	FAN SCHEDULE														
MARK	OTY	MAKE	MODEL	FAN TYPE	TOTAL CFM	ESP (IN)	FAN RPM		MOTOR	DATA		SERVICE	WEIGHT (LBS)	REMARKS	
WARK	QTT.	WAKE	MODEL	TANTITE	TOTAL OF IVI	LOI (IIV)	I AN IXI IVI	POWER	AMPS	V	PH	SERVICE	WEIGHT (EBG)	REWARKS	
EF-1 4 GREENHECK SP-A90 DIRECT DRIVE 70 0.25 900 15 W 0.17 115 1 UNISEX RESTROOM #1, UNISEX RESTROOM #2, UNISEX RESTROOM #3, LAUNDRY									12.0	123					
EF-2	1 BROAN 43000 DIRECT DRIVE 260 - 3,150 207 W 1.8 115 1 BREAK ROOM KITCHEN - ①③④⑤⑥⑦														
1) DISCONN	DISCONNECT SWITCH BY ELECTRICAL CONTRACTOR. ② INTERLOCK WITH LIGHTSWITCH. ③ PROVIDE BACKDRAFT DAMPER. ④ HOOD TO BE HVI CERTIFIED. ⑤ PROVIDE WITH WIRING KIT FOR ADA UNITS. ⑥ COLOR TO BE DETERMINED BY ARCHITECT. ⑦ PROVIDE ADA WIRING FOR HOOD IN ADA UNIT.														

TYPE	QTY.	MAKE	MODEL	CFM RANGE	USE	TYPE	FACE SIZE (IN)	MAX PD (IN)	MAX NC	REMARKS				
S-1	11	PRICE	SPD	0-350	SA	SQUARE PLAQUE DIFFUSER	24"X24"	0.088	18	12				
S-2	14	PRICE	SPD	0-200	SA	SQUARE PLAQUE DIFFUSER	24"X24"	0.042	15					
R-1	R-1 19 PRICE PDDR 0-500 RA SQUARE PLAQUE DIFFUSER 24"X24" 0.111 17 (1)													

	BYPASS DAMPER SCHEDULE										
MARK	RK QTY MAKE MODEL BY-PASS AIR MAXIMUM, (CFM) WELOCITY (FPM) HEIGHT(IN.) WIDTH (IN) AREAS SERVED										
BD-1 1 ZONEX STCDBP 2,000 1500 12 16 RESIDENTIAL SERVICES, CASE MGMT. #1, CASE MGMT. #2, CASE MGMT. #3 AND CONFERENCE ROC								RESIDENTIAL SERVICES, CASE MGMT. #1, CASE MGMT. #2, CASE MGMT. #3 AND CONFERENCE ROOM			
BD-2											
1) PRC	1) PROVIDE ACCESS PANEL.										

									ZONE DA	MPER SCHEDULE		
MARK	QTY	MAKE	MODEL	NOMINAL CFM	VELOCITY FPM	DIAMETER	ΔP °WC	ELEC.	TRICAL	AREAS SERVED	REMARKS	
								VOLTAGE	POWER			
ZD-1-1	1	ZONEX	STMPD06	110	540	6"	0.014	24 VAC	2 VA (1.5W)	CASE MGMT. #3		
ZD-1-2	1	ZONEX	STMPD06	110	540	6"	0.014	24 VAC	2 VA (1.5W)	RESIDENTIAL SERVICES OFFICE		
ZD-1-3	1	ZONEX	STMPD06	110	540	6"	0.014	24 VAC	2 VA (1.5W)	CONFERENCE ROOM #2 HALLWAY		
ZD-1-4	1	ZONEX	STMPD06	110	540	6"	0.014	24 VAC	2 VA (1.5W)	CASE MGMT. #2		
ZD-1-5	1	ZONEX	STMPD06	110	540	6"	0.014	24 VAC	2 VA (1.5W)	CASE MGMT. #1		
ZD-1-6	1	ZONEX	STMPD06	110	540	6"	0.014	24 VAC	2 VA (1.5W)	HALLWAY #2		
ZD-2-1	1	ZONEX	STMPD08	250	700	8"	0.015	24 VAC	2 VA (1.5W)	HALLWAY #1		
ZD-2-2	1	ZONEX	STMPD08	250	700	8"	0.015	24 VAC	2 VA (1.5W)	INTAKE ASSESSMENT OFFICE		
ZD-2-3	1	ZONEX	STMPD08	250	700	8"	0.015	24 VAC	2 VA (1.5W)	HALLWAY #2	12	
ZD-2-4	1	ZONEX	STMPD08	250	700	8"	0.015	24 VAC	2 VA (1.5W)	FRONT OFFICE		
ZD-2-5	1	ZONEX	STMPD08	250	700	8"	0.015	24 VAC	2 VA (1.5W)	DONATION ROOM		
ZD-2-6	1	ZONEX	STMPD08	250	700	8"	0.015	24 VAC	2 VA (1.5W)	STAFF ROOM		
ZD-3-1	1	ZONEX	STMPD10	410	750	10"	0.015	24 VAC	2 VA (1.5W)	ADMIN. OFFICE #1		
ZD-3-2	1	ZONEX	STMPD10	410	750	10"	0.015	24 VAC	2 VA (1.5W)	ADMIN. OFFICE #2		
ZD-3-3	1	ZONEX	STMPD10	410	750	10"	0.015	24 VAC	2 VA (1.5W)	BREAK ROOM KITCHEN		
ZD-4-1	1	ZONEX	STMPD12	660	850	12"	0.015	24 VAC	2 VA (1.5W)	CONFERENCE ROOM #1		
ZD-5-1	1	ZONEX	STMPD16	1,450	1,070	16"	0.036	24 VAC	2 VA (1.5W)	JOB CENTER		
ZD-5-2	1	ZONEX	STMPD16	1,450	1,070	16"	0.036	24 VAC	2 VA (1.5W)	CONFERENCE ROOM #2		

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

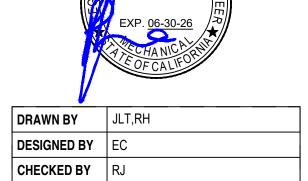
294-24-004 PROJECT NUMBER

CLIENT NAME: CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

CONSULTANTS





DRAWING TITLE:
MECHANICAL SCHEDULES

APPROVED BY PB

PLAN	I CHECK
Date	02/11/2025
Drawn by	SEE QA/QC
Checked by	SEE QA/QC

M0.02

NONE

DATE PLOTTED:	2/11/2025 3:43 PM
ORIGINAL SIZE:	ARCH FULL BLEED D (24.00 X 36.00 INCHES)

			MINIMUM VENTI	LATION RATES (CALCULATIONS	FOR NON-RESIDI	ENTIAL SPACES						
			ON RATE (2019 CMC SEC. 4 A METHOD Vbz = (Rp X Pz)					REQUIRED VENTILATION RATE (2019 BUILDING ENERGY EFFICIENCY STANDARDS: TABLE 120.1-A) USING EQUATION 120.1-F, Vz = Ra X Az					
ROOM NAME	LOCATION	RP (CFM/OCC.)	OCC./1000FT ² (PZ)	RA (CFM/FT ²)	AZ (FT ²)	MIN. CFM (VBZ)	RA (CFM/FT ²)	AZ (FT ²)	MIN. CFM (VZ)	¹ ACTUAL CFM			
RESIDENTIAL SERVICES OFFICE	FIRST FLOOR	5	5	0.06	122	10	0.15	122	18	30			
JOB CENTER	FIRST FLOOR	5	50	0.06	632	196	0.50	632	316	350			
CASE MGMT OFFICE #1	FIRST FLOOR	5	5	0.06	120	10	0.15	120	18	30			
CASE MGMT OFFICE #2	FIRST FLOOR	5	5	0.06	120	10	0.15	120	18	30			
CASE MGMT OFFICE #3	FIRST FLOOR	5	5	0.06	121	10	0.15	121	18	30			
ADMIN. OFFICE #1	FIRST FLOOR	5	5	0.06	116	10	0.15	116	17	30			
ADMIN. OFFICE #2	FIRST FLOOR	5	5	0.06	119	10	0.15	119	18	30			
FRONT OFFICE	FIRST FLOOR	5	5	0.06	282	24	0.15	282	42	50			
STAFF OFFICE	FIRST FLOOR	5	5	0.06	125	11	0.15	125	19	30			
INTAKE & ASSESSMENT	FIRST FLOOR	5	5	0.06	116	10	0.15	116	17	30			
DONATION ROOM	FIRST FLOOR	5	5	0.06	204	17	0.15	204	31	40			
CONFERENCE ROOM #1	FIRST FLOOR	5	50	0.06	250	78	0.50	250	125	130			
CONFERENCE ROOM #2	FIRST FLOOR	5	50	0.06	732	227	0.50	732	366	370			
BREAK ROOM KITCHEN	FIRST FLOOR	7.5	20	0.12	195	53	0.15	195	29	60			
STORAGE	FIRST FLOOR	5	2	0.06	40	3	0.15	40	6	30			
HALLWAY #1	FIRST FLOOR	5	10	0.06	102	11	0.50	102	51	60			
HALLWAY #2	FIRST FLOOR	5	10	0.06	284	31	0.50	284	142	150			
CONFERENCE ROOM #2 HALLWAY	FIRST FLOOR	5	10	0.06	222	24	0.15	222	33	40			
AUNDRY & WATER HEATER	FIRST FLOOR	5	10	0.15	59	12	0.15	59	9	30			
. ACTUAL CFM IS BASED ON W	HICHEVER IS LARGER BETV	VEEN VBZ AND VZ.				•							

DRYER VENT INSTALLATION NOTES

DRYER VENT SIZING CALCULATION:

1. THE TERMINATION OF THE DUCT SHALL NOT BE RESTRICTED BY ANY LOUVERS OR SCREENS AND THE FREE AREA OF THE DUCT SHALL NOT BE MODEL: REDUCED.

AIRFLOW:

SPEED QUEEN STENCASP175TW01(STACKED WASHER/DRYER) SDENCAGS173TW01(SINGLE DRYER) 220 CFM

2. THE DUCT SYSTEM DESIGN SHALL BE SUCH THAT THE FASTENERS WILL NOT OBSTRUCT THE FLOW THRU THE DUCT SYSTEM.

3. THE LAP JOINTS ARE TO BE IN THE DIRECTION OF AIR FLOW.

4. DUCTS INSTALLED WITHIN A WALL SHALL NOT BE INSTALLED WHERE THE FREE AREA OF THE DUCT WILL BE REDUCED.

5. THE DRYER EXHAUST DUCT SHALL NOT EXTEND INTO OR THRU DUCTS OR PLENUMS.

	DRYER VENT LENGTH & ELBOWS FROM DESIGN											
DRYER NO.	DRYER TYPE	FLOOR	NO. OF 90-DEG ELBOWS	HOR. (FT)	VER. (FT)	TOTAL LENGTH (FT)	DUCT SIZE	BOOSTER FAN REQUIRED (Y/N)				
1	STACKED	1/F	1	0	10	10.00	4"Ø	N				
2	STACKED	1/F	2	1	6	7.00	4"Ø	N				

MAKE-UP AIR CALCULATION FOR G/F LAUNDRY ROOM

VENTILATION									
	PER CMC-504.4.1(2) PROVIDE ONE OPENING WITH 1 SQ. IN. OF FREE AREA PER 0.293 kW FOR MAKEUP AIR								
ELECTRICAL INPUT FOR STACKED DRYER = (4.75kW X 2)	4.75 KW								
TOTAL ELECTRICAL INPUT	4.75 KW								
MINIMUM FREE AREA PER CMC	17 SQ. IN.								
ROOM VENTILATION									
ROOM MAKE-UP AIR SUPPLIED (CFM @ 600 FPM)	100								
MAKE-UP AIR FREE AREA REQUIRED	24 SQ. IN.								
TOTAL									
GROSS AREA = (MIN. VENTILATION AREA + MAKE-UP AIR FREE AREA REQUIRED)	41 SQ. IN.								
MINIMUM LOUVER AREA (AT 40% FREE AREA)	103 SQ. IN.								
EGGCRATE SIZE IS 18"W X 12"H	216 SQ. IN.								
THEREFORE AREA OPENINGS EXCEED CMC REQUIREMENT - COMPLIANCE ACHIEVED.									



2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

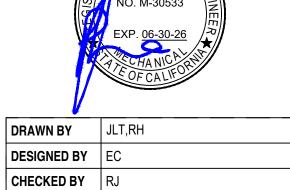
294-24-004 PROJECT NUMBER

CLIENT NAME: CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

CONSULTANTS





DRAWING TITLE: MECHANICAL CALCULATIONS

APPROVED BY PB

PLAN	CHECK
Date	02/11/2025
Drawn by	SEE QA/QC
Checked by	SEE QA/QC

M0.03

NONE

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

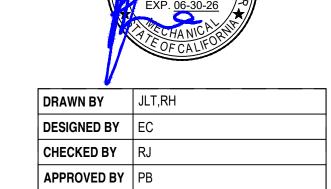
294-24-004 PROJECT NUMBER

CLIENT NAME: CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

CONSULTANTS



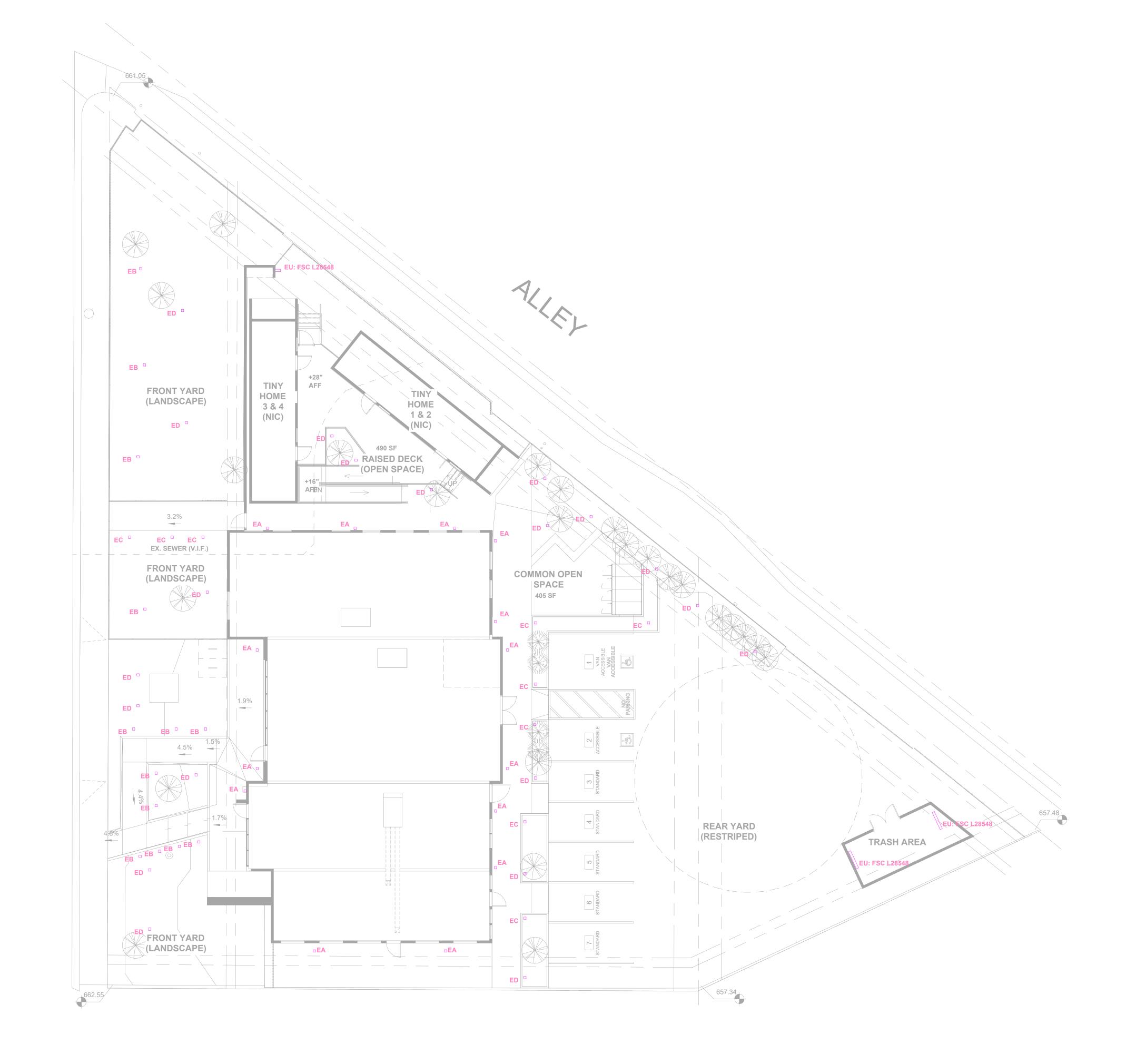


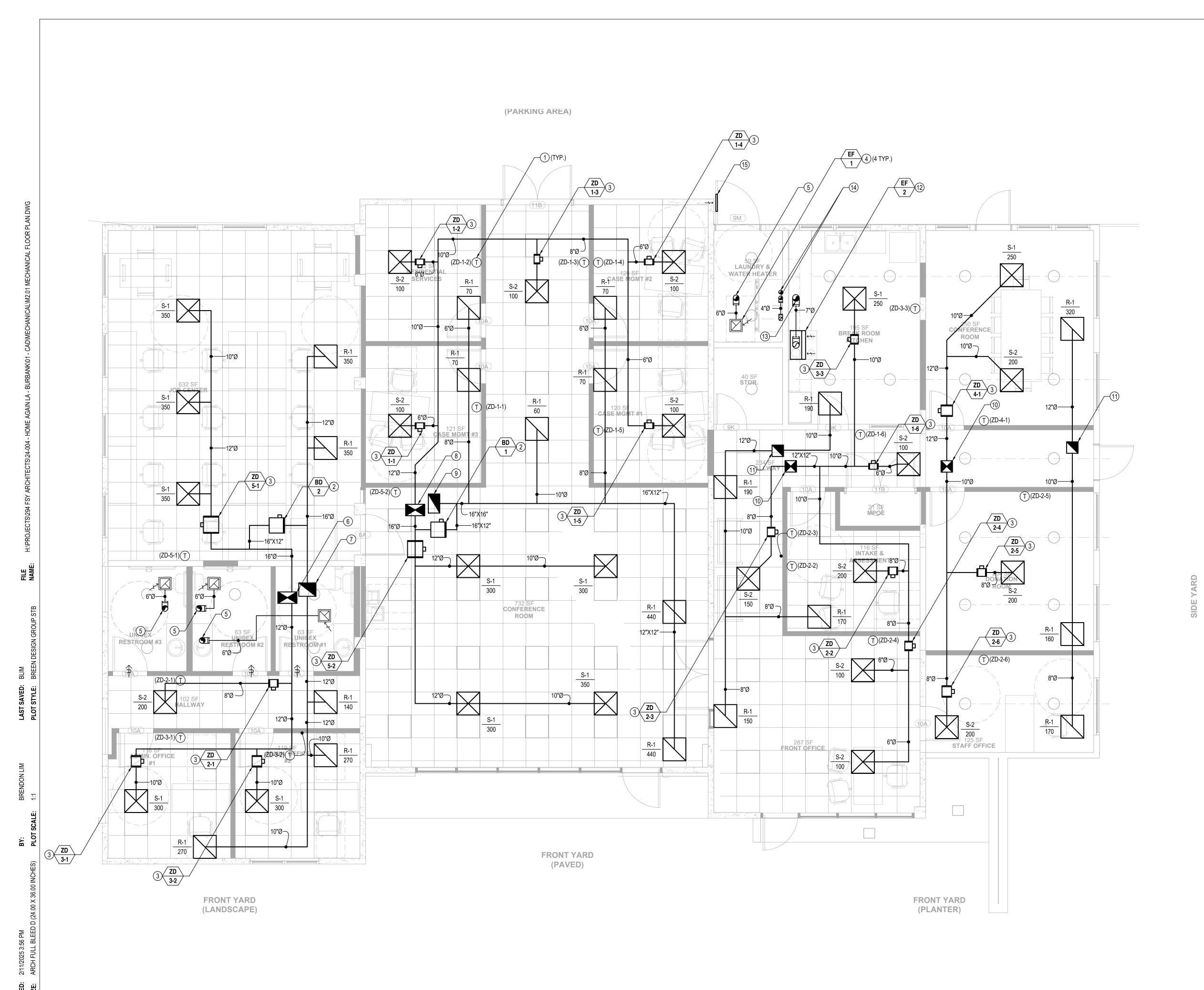
DRAWING TITLE:
MECHANICAL SITE PLAN

Р	LAN CHECK
Date	02/11/2025
Drawn by	SEE QA/QC
Checked by	SEE QA/QC

M1.00

3/32" = 1'-0"





GENERAL NOTES

- 1> PROVIDE VOLUME DAMPERS TO EACH DIFFUSER, REGISTER AND GRILLE (AIR DEVICES). DAMPERS SHALL BE OPPOSED BLADE ADJUSTABLE TYPE. ALL VOLUME DAMPERS SHALL BE ACCESSIBLE.
- 2 PROVIDE DOOR UNDERCUT TO BATHROOM & BEDROOM DOORS. SEE ELECTRICAL DRAWINGS FOR CONTROL DIAGRAMS. HVAC CONTRACTOR TO COORDINATE ALL CONTROLS & PROVIDE ALL DEVICES EXCEPT CONDUIT & WIRE. SEE ROOF PLANS FOR LOCATION OF CONDENSING UNITS.
- 3 ALL DUCT SIZES ARE BASED ON SHEET METAL SIZES.

REFERENCE NOTES

- INSTALL THERMOSTAT AT 48" AFF. COORDINATE EXACT LOCATION WITH ARCHITECT.
- (2) BYPASS DAMPERS. SEE SCHEDULES FOR SPECIFICATIONS.
- (3) ZONE DAMPERS. SEE SCHEDULES FOR SPECIFICATIONS.
- (4) CEILING MOUNTED EXHAUST FAN.
- (5) 6"Ø EXHAUST AIR DUCT TO TERMINATE UP THROUGH ROOF. PROVIDE ROOF JACK. PLEASE SEE #2 / M5.01.
- (6) 20"X12" SUPPLY AIR DUCT FROM ROOF TOP UNIT (RTU-1).
- (7) 18"X14" RETURN AIR DUCT FROM ROOF TOP UNIT (RTU-1).
- (8) 20"X12" SUPPLY AIR DUCT FROM ROOF TOP UNIT (RTU-2).
- (9) 20"X12" RETURN AIR DUCT FROM ROOF TOP UNIT (RTU-2). (10) 12"X12" SUPPLY AIR DUCT FROM ROOF TOP UNIT (RTU-3).
- (11) 12"X12" RETURN AIR DUCT FROM ROOF TOP UNIT (RTU-3).
- (12) KITCHEN RANGE HOOD.
- (13) 7"Ø KITCHEN EXHAUST DUCT TO TERMINATE UP THROUGH ROOF. PROVIDE ROOF JACK. PLEASE SEE #2 / M5.01.
- 4"Ø EXHAUST AIR DUCT TO TERMINATE UP THROUGH ROOF. PROVIDE ROOF JACK. PLEASE SEE #2 / M5.01.
- (15) 18"X12" MAKE-UP AIR DOOR LOUVER.

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

CLIENT NAME:

CITY OF BURBANK

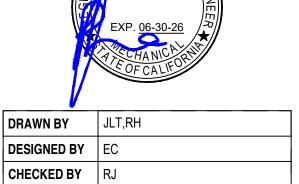
PROJECT NUMBER

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

294-24-004

CONSULTANTS

3825 DEL AMO BOULEVARD TORRANCE, CA 90503 PH: 310 464 8404 WWW.BREENDESIGN.COM



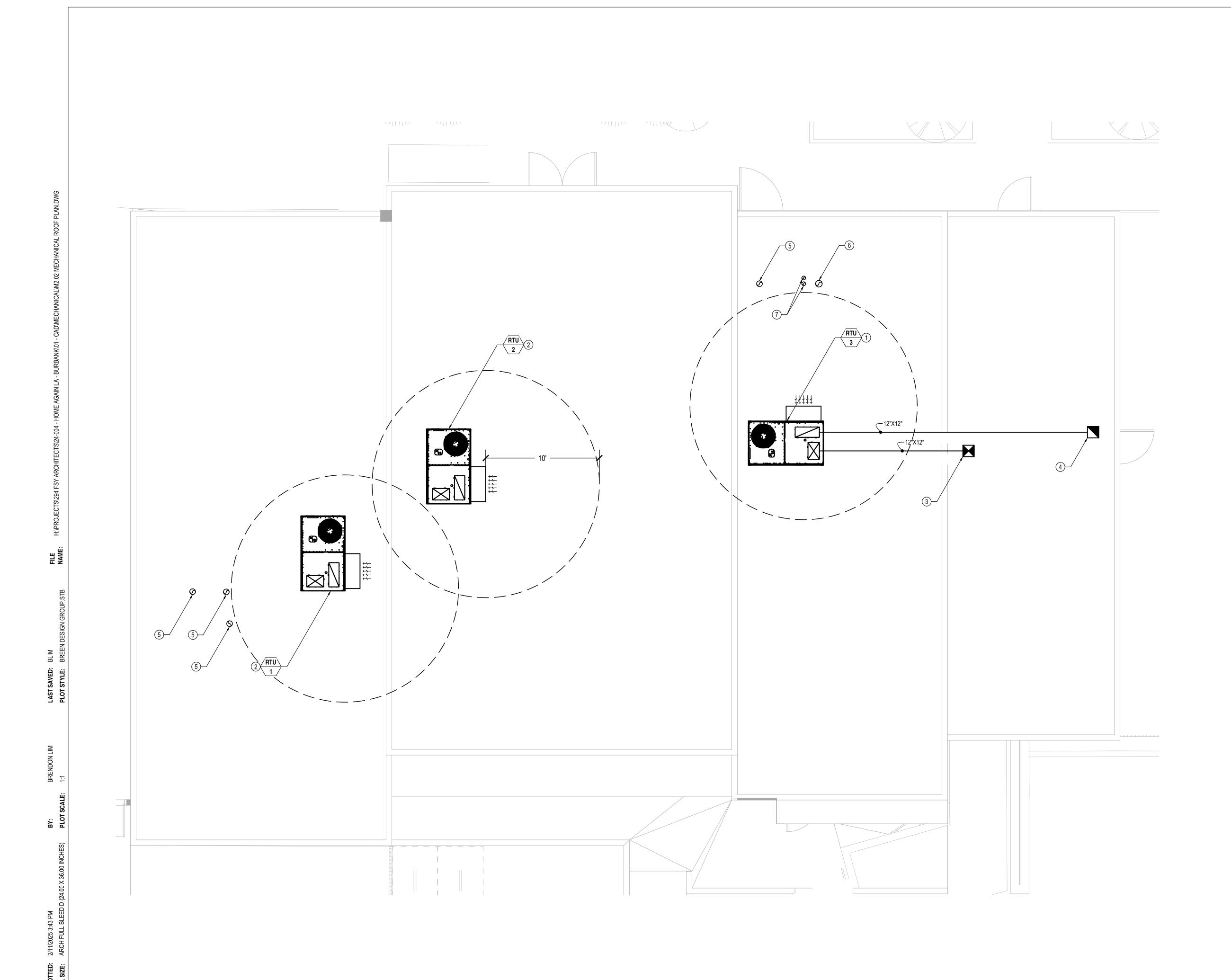
DRAWING TITLE: MECHANICAL FLOOR PLAN

APPROVED BY PB

PLAN CHECK 02/11/2025 SEE QA/QC Drawn by SEE QA/QC Checked by

M2.01

1/4" = 1'-0"



GENERAL NOTES

1 ALL DUCT SIZES ARE BASED ON SHEET METAL SIZES.

2 ALL OUTSIDE AIR INTAKES SHALL BE 10'-0" AWAY OR 3'-0" BELOW FROM EXHAUST DUCTS AND PLUMBING VENTS.

REFERENCE NOTES

- ROOFTOP PACKAGE HEAT PUMP UNIT (COMBINATION BOTTOM AND SIDE DISCHARGE).
- 2 ROOFTOP PACKAGE HEAT PUMP UNIT (BOTTOM DISCHARGE).
- 3 12"X12" SUPPLY AIR DUCT FROM ROOF TOP UNIT (RTU-3) TO STUB THROUGH THE ROOF.
- (4) 12"X12" RETURN AIR DUCT FROM ROOF TOP UNIT (RTU-3) TO STUB THROUGH THE ROOF.
- (5) 6"Ø EXHAUST AIR DUCT FROM BELOW. PROVIDE ROOF JACK. PLEASE SEE #2 / M5.01.
- 6 7"Ø EXHAUST AIR DUCT FROM BELOW. PROVIDE ROOF JACK. PLEASE SEE #2 / M5.01.
- 7 4"Ø EXHAUST AIR DUCT FROM BELOW. PROVIDE ROOF JACK. PLEASE SEE #2 / M5.01.

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039

TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

CLIENT NAME: CITY OF BURBANK

PROJECT NUMBER

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

294-24-004

CONSULTANTS

3825 DEL AMO BOULEVARD TORRANCE, CA 90503 PH: 310 464 8404 WWW.BREENDESIGN.COM



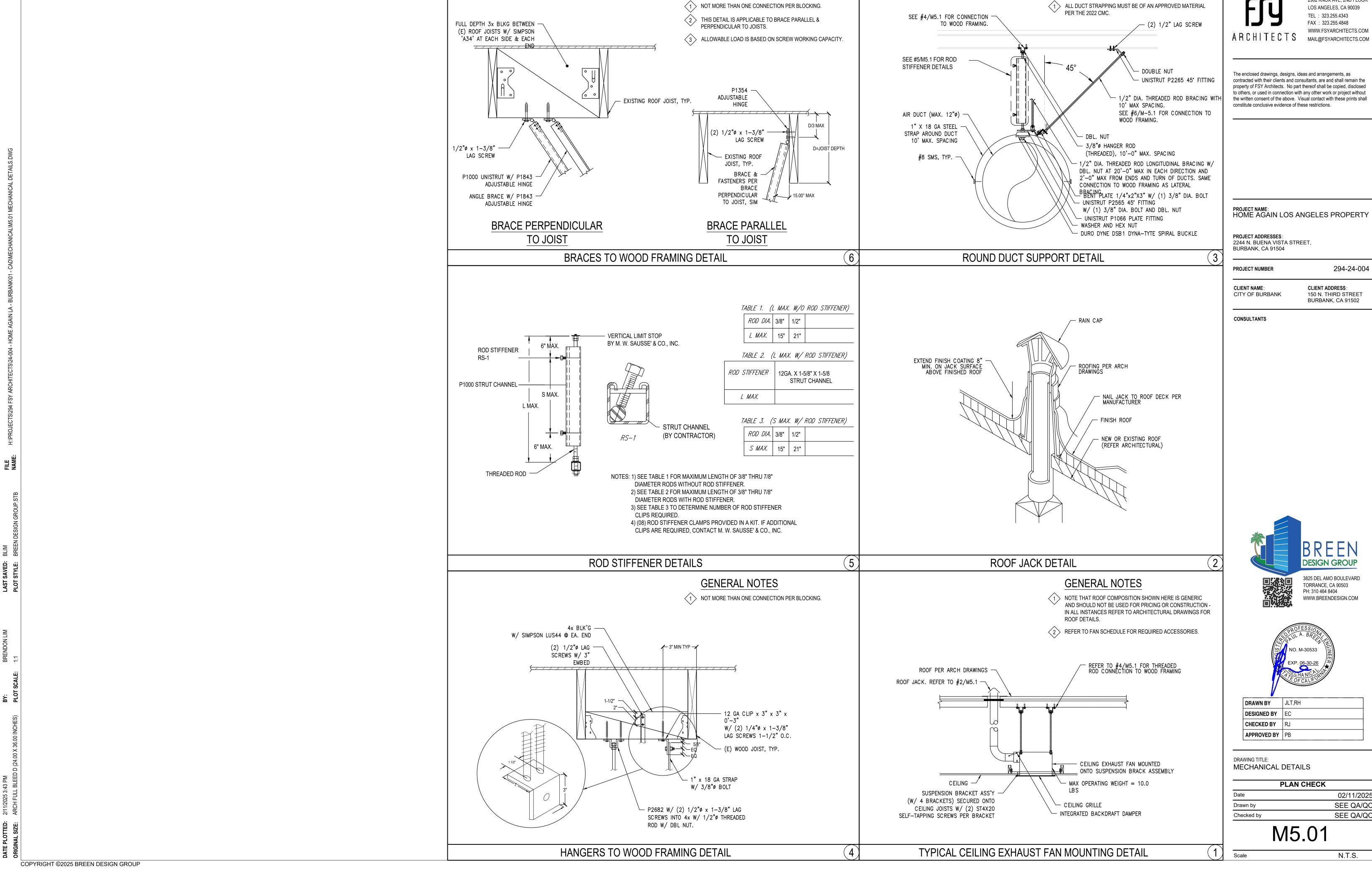
DRAWN BY JLT,RH **DESIGNED BY** EC CHECKED BY RJ APPROVED BY PB

DRAWING TITLE: MECHANICAL ROOF PLAN

PLAN CHECK 02/11/2025 SEE QA/QC Drawn by Checked by SEE QA/QC

M2.02

1/4" = 1'-0"



GENERAL NOTES

GENERAL NOTES

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 WWW.FSYARCHITECTS.COM

150 N. THIRD STREET BURBANK, CA 91502

3825 DEL AMO BOULEVARD WWW.BREENDESIGN.COM

02/11/2025 SEE QA/QC SEE QA/QC

CEF	RTIFICATE OF COMPLIANCE - NOI	NRESIDENTIAL PERFORMANCE COMPLIANCE ME	THOD				NRCC-PRF-E
No	nresidential Performance Compl	iance Method					(Page 1 of 18)
Pro	ject Name:	Home Again L	os Ang	eles Property Reuse	Date Pre	pared:	2025-02-11
A. G	eneral Information						
1	Project Name	Home Again Los Angeles Property Reuse					
2	Run Title	Title 24 Analysis					
3	Project Location	2244 N. Buena Vista Street	244 N. Buena Vista Street				
4	City	Burbank	5	Standards Version		Compliance 2022	
6	Zip code	91504	7	Compliance Software	(version)	EnergyPro 9.2	
8	Climate Zone	9	9	Building Orientation	(deg)	0	
10	Building Type(s)	Nonresidential	11	Weather File		HOLLYWOOD-BURBANK_STYP2	20.epw
12	Project Scope	Existing addition and alteration	13	Number of Dwelling	Units	0	
14	Total Conditioned Floor Area in Scope (ft²)	3818	15	Total # of hotel/mote	el rooms	0	
16	Total Unconditioned Floor Area (ft²)	0	17	Fuel Type		Natural gas	
18	Nonresidential Conditioned Floor Area	3818	19	Total # of Stories (Ha Above Grade)	bitable	1	
20	Residential Conditioned Floor Area	0					

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E								
Nonresidential Performance Compliance Method	Nonresidential Performance Compliance Method (Page 4 of 18)							
C2. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPO	C2. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft² - yr)							
	COMPLIES ²							
Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) ¹					
Space Heating	1.58	1.22	0.36					
Space Cooling	74.67	111.05	-36.38					
Indoor Fans	103.47	35.75	67.72					
Heat Rejection	0	0	0					
Pumps & Misc.	0	0	0					

Schema Version: rev 20220601

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000

	COMPLIES ²		
Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV
Space Heating	1.58	1.22	0.36
Space Cooling	74.67	111.05	-36.38
Indoor Fans	103.47	35.75	67.72
Heat Rejection	0	0	0
Pumps & Misc.	0	0	0
Domestic Hot Water	8.26	8.26	0
Indoor Lighting	38.26	38.26	0
Flexibility			
EFFICIENCY COMPLIANCE TOTAL	226.24	194.54	31.7 (14%)
Photovoltaics			
Batteries			
TOTAL COMPLIANCE	226.24	194.54	31.7 (14%)

A Building Energy Efficiency Standards - 2022 Nonresidential Compliance	Report Version: 2022.0.000 Schema Version: rev 20220601	Report Generated: 2025-02-11 14:55:44 Compliance ID: EnergyPro-5297-0225-0338

CERTIFICATE OF COMPLIANCE - I	NONRESIDENTIAL PERFORMANCE CO	OMPLIANCE METHOD		NRCC-PRF-E		
Nonresidential Performance Compliance Method (Page 7 of						
C8. ENERGY USE INTENSITY (EUI)						
	Standard Design (kBtu/ft² / yr)	Proposed Design (kBtu/ft² / yr)	Margin (kBtu/ft² / yr)	Margin Percentage		

36.37

Report Version: 2022.0.000

Schema Version: rev 20220601

4.75

41.12

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

1 Notes: Gross EUI is Energy Use Total (not including PV)/Total Building Area. Net EUI is Energy Use Total (including PV)/Total Building Area.

1-RTU-1 Admin Office #2	150	0	150	4179
2-RTU-1 Admin Office #1	150	0	150	5060.75
3-RTU-1 Hallway	150	0	150	5259.5
4-RTU-1 Job Center	150	0	150	4442.25
5-RTU-2 Case Mgmt #1	150	0	150	1690.75
6-RTU-2 Case Mgmt #3	150	0	150	1690.25
7-RTU-2 Case Mgmt #2	150	0	150	1086
8-RTU-2 Conference Room	150	0	150	2980.75
9-RTU-2 Residential Service	150	0	150	1057.5
10-RTU-2 Conference Room Hal	150	0	150	1699.5
11-RTU-3 Intake & Assessment	150	0	150	5938
12-RTU-3 Front Office	150	0	150	2174.5
42 PTH 2 P	450		450	4024.5

17-RTU-3 Breakroom/Kitchen	150	0	150	3667		
CA Building Energy Efficiency Stand	dards - 2022 Nonresidential Compli	ance Report Version: 2022.0.0 Schema Version: rev 202		Report Generated: 2025-02-11 14:55:44 Compliance ID: EnergyPro-5297-0225-0338		

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Nonresidential Performance Compliance Method

Existing, Addition and Alteration Scope: Building complies when efficiency compliance margin is greater than or equal to zero and unmet load hour limits are not exceeded

B. PROJECT SUMMARY	S. PROJECT SUMMARY								C1. COMPLIANCE SUMMARY			
Table B shows which building permit application.	components o	are included in the	e performance calculation. I	If ind	licated as not inc	cluded, the project must show compliance prescri	iptively if within the			COMPLIES ³		
	Building Comp	onents Complyii	ng via Performance			Building Components Complying Pre	escriptively			Time Dependent	Valuaton (TDV)	Source Energy Use
Envelope (See Table G)	Nonres	Performance	Solar Thermal Water	Thermal Water			The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the			Efficiency ¹ (kBtu/ft ² - yr)	Total ² (kBtu/ft ² - yr)	Total ² (kBtu/ft ² - yr)
	MultiFam	Not Included	Heating (See Table I3)		Not Included	permit application (i.e. compliance will not be shown on the NRCC-PRF-E).					((
	Nonres	Performance	0 10	\Box	Performance	Indoor Lighting (Unconditioned) 140.6 &	NRCC-LTI-E is		Standard Design	226.24	n/a	n/a
Mechanical (See Table H)		Feriorillance	Covered Process: Commercial Kitchens (see	. 🗀	renormance	170.2(e)	required		Proposed Design	194.54	n/a	n/a
Wicehamear (See Table 11)	'' MultiFam		Table J)		Not Included	Outdoor Lighting 140.7 & 170.2(e)	NRCC-LTO-E is			·	•	
									Compliance Margins	31.7	n/a	n/a
Domestic Hot Water (See	Nonres	Not Included	Covered Process:		Performance	Sign Lighting 140.8 & 170.2(e)	NRCC-LTS-E is			Pass	n/a	n/a
Table I)	11011163		Laboratory Exhaust (see				required		¹ Efficiency measures include improvements like	a better building envelope and more efficient equipment		
lable I)	MultiFam	Not Included	Table J)	\boxtimes	Not Included	Building Components Complying with Man	Building Components Complying with Mandatory Measures		² Compliance Totals include efficiency, photovoltaics and batteries			
Lighting (Indoor Conditioned	Nonres	Performance	Photogoltaics (see Table		Performance	Electrical power systems, commissioning, solar escalator requirements are mandatory and sho on the NRCC form listed if applicable (i.e. com	ould be documented		³ New Construction, Complete Addition Scope: Building complies when all efficiency and total compliance margins are greater than or equal to zer are not exceeded Existing, Addition and Alteration Scope: Building complies when efficiency compliance margin is greater than or equal to zero and unmet load hou			

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance	Report Version: 2022.0.000 Schema Version: rev 20220601	Report Generated: 2025-02-11 14:55:44 Compliance ID: EnergyPro-5297-0225-0338	CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance	Report Version: 2022.0.000 Schema Version: rev 20220601	Report Generated: 2025-02-11 14:55:44 Compliance ID: EnergyPro-5297-0225-0338

NRCC-PRF-E

(Page 2 of 18)

required NRCC-CXR-E is

required

NRCC-SAB-E is

required

NRCC-PRF-E

on the NRCC form listed if applicable (i.e. compliance will not be

shown on the NRCC-PRF-E.)

Electrical Power Distribution 110.11

Commissioning 120.8

Solar and Battery 110.10

Nonresidential Performance Compliance Method			(Page 5 of 18
C3. TDV ENERGY RESULTS FOR NON-REGULATED COMPONENTS ¹			_
Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) ¹
Receptacle	109.88	109.88	
Process			
Other Ltg			
Process Motors			
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	336.12	304.42	31.7 (9.4%)
Notes: This table is not used for Energy Code Compliance.			
C6. 'ABOVE CODE' QUALIFICATIONS			
☐ This project is pursuing CalGreen Tier 1	☐ This project	is pursuing CalGreen Tier 2	

Not Included

Performance

Not Included

Battery (see Table F)

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD

MultiFam Not Included

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Nonresidential Performance Compliance Method

Nonresidential Performance Compliance Method

Lighting (Indoor Conditioned,

see Table K)

Report Generated: 2025-02-11 14:55:44

11.55

11.55

Report Generated: 2025-02-11 14:55:44

Compliance ID: EnergyPro-5297-0225-0338

Compliance ID: EnergyPro-5297-0225-0338

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance	Report Version: 2022.0.000	Report Generated: 2025-02-11 14:55:44
	Schema Version: rev 20220601	Compliance ID: EnergyPro-5297-0225-0338

NRCC-PRF-E

(Page 8 of 18)

C9. UNMET LOAD HOURS				
Thermal Zone Name	Cooling Unmet Load Hour Limit for Thermal Zone	Proposed Cooling Unmet Load Hours	Heating Unmet Load Hour Limit for Thermal Zone	Proposed Heating Unmet Load Hours
1-RTU-1 Admin Office #2	150	0	150	4179
2-RTU-1 Admin Office #1	150	0	150	5060.75
3-RTU-1 Hallway	150	0	150	5259.5
1-RTU-1 Job Center	150	0	150	4442.25
5-RTU-2 Case Mgmt #1	150	0	150	1690.75
5-RTU-2 Case Mgmt #3	150	0	150	1690.25
7-RTU-2 Case Mgmt #2	150	0	150	1086
B-RTU-2 Conference Room	150	0	150	2980.75
9-RTU-2 Residential Service	150	0	150	1057.5
.0-RTU-2 Conference Room Hal	150	0	150	1699.5
1-RTU-3 Intake & Assessment	150	0	150	5938
.2-RTU-3 Front Office	150	0	150	2174.5
3-RTU-3 Donation Room	150	0	150	1834.5
.4-RTU-3 Staff office	150	0	150	3111
L5-RTU-3 Hallway	150	0	150	3078
.6-RTU-3 Conference Room -2	150	0	150	3019
.7-RTU-3 Breakroom/Kitchen	150	0	150	3667
	•		•	

Pumps & Misc.						
Domestic Hot Water	1.2	1.2	0			
Indoor Lighting	5.6	5.6	0			
Flexibility						
EFFICIENCY TOTAL	29.1	24.4	4.7	2.1	0	2.1
Photovoltaics						
Batteries						
ENERGY USE SUBTOTAL	29.1	24.4	4.7	2.1	0	2.1
Receptacle	16.3	16.3	0			
Process						
Other Ltg						

Margin

-4.1

Proposed Design Site

0.2

12.6

4.8

Standard Design Site

(MBtu)

2.1

ENERGY USE TOTAL	45.4	40.7	4.7	2.1	"	2.1	
CA Building Energy Efficiency Sta	andards - 2022 Nonresidenti		Version: 2022.0.0 a Version: rev 202		Report Generated: 2025- Compliance ID: EnergyPro-5		

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Standard Design Site

(MWh)

8.5

13.8

Nonresidential Performance Compliance Method

C7. ENERGY USE SUMMARY

Space Heating

Space Cooling

Indoor Fans Heat Rejection

Energy Component

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD	NRCC-PRF-E
Nonresidential Performance Compliance Method	(Page 9 of 18)

D1. EXCEPTIONAL CONDITIONS	
 The project uses the Simplifi 	ed Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary
Daylit Control requirements ar	e met. PRESCRIPTIVE COMPLIANCE documentation (form NRCC-LTI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Contr
in Secondary Daylit Zones is re	quired.
 The building does not includ 	eservice water heating. Verify that service water heating is not required and is not included in the design.
 The user model includes spa 	e(s) that are designed to be served by mechanical cooling systems, but the cooling systems were not included in the simulation model. A cooli
system has been modeled for	ooth the proposed and standard cases.
 The user model includes spa 	e(s) without sufficient cooling equipment. Cooling equipment has been added to the model to meet cooling loads.

01	02	03	04
Opaque Surfaces & Orientation	Total Gross Surface Area (ft ²)	Total Fenestration Area (ft ²)	Window to Wall Ratio (%)
North-Facing ¹	444	70	15.77
East-Facing ²	769	105	13.65
South-Facing ³	519.5	75	14.44
West-Facing⁴	835	256	30.66
Total	2567.5	506	19.71
Roof	0	0	0

01	02	
G4. NONRESIDENTIAL AIR BARRIER		
⁴ West-Facing is oriented to within 45 degrees of true west, including 45 00'00" north of west (NW), but excluding 45 00'00" south of west (SW),		
³ South-Facing is oriented to within 45 degrees of true south, including 45 00'00" west of south (SW), but excluding 45 00'00" east of south (SE),		
² East-Facing is oriented to within 45 degrees of true east, including 45 00'00" south of east (SE), but excluding 45 00'00" north of east (NE),		

¹North-Facing is oriented to within 45 degrees of true north, including 45 00'00" east of north (NE), but excluding 45 00'00" west of north (NW),

G4. NONRESIDENTIAL AIR BARRIER	
01	02
Building Story Name	Air Barrier
Com-Floor 1	No air barrier

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Schema Version: rev 20220601

Report Generated: 2025-02-11 14:55:44 Compliance ID: EnergyPro-5297-0225-0338

NRCC-PRF-E

(Page 3 of 18)

NRCC-PRF-E

(Page 6 of 18)

Margin

Proposed Design Site

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

-	
PROJECT NUMBER	294-24-004

CLIENT NAME:	CLIENT ADDRESS:
CITY OF BURBANK	150 N. THIRD STREET BURBANK, CA 91502

CONSULTANTS





JLT,RH
EC
RJ
РВ

DRAWING TITLE:
TITLE 24 COMPLIANCE FORMS - SHE
ONE

PLAN	N CHECK
Date	02/11/2025
Drawn by	SEE QA/QC
Checked by	SEE QA/QC
· ·	

NONE

GROSS EUI¹

NET EUI¹

CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E **CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD** Nonresidential Performance Compliance Method (Page 10 of 18) Nonresidential Performance Compliance Method (Page 11 of 18) residential Performance Compliance Method G5. OPAQUE SURFACE ASSEMBLY SUMMARY G7A. FENESTRATION ASSEMBLY SUMMARY (NONRESIDENTIAL) H3. NONRESIDENTIAL / COMMON USE AREA FAN SYSTEMS SUMMARY 02 03 04 05 06 07 08 09 10 11 12 13 03 04 05 Certification Framing Overall VT enestration Type/ Product Type / Frame Type verall SHGC Name or Item Tag **Surface Name Assembly Name** (ft²) **U-factor** R-Value Power Power Units Control Fan Type Interior Exterior Vertical fenestration 1 145.35 2,000 0.91 BHP Constant Vol N/A N/A N/A N/A N/A N Slab Type =Unheated slab on grade **HALA Glazing New** 0.34 0.22 Manufactured Fixed window Inderground N/A N/A 0.73 Slab On Grade 1 215.7 2,000 0.91 BHP Constant Vol N/A N/A N/A N/A N/A N/A N F-factor nsulation Orientation =None N/A ulation R-Value =none RTU-3 1 211.65 2,000 0.91 BHP Constant Vol N/A N/A N/A N/A N/A N/A N Vertical fenestration **HALA Glazing** ucco - 7/8 in. 0.23 0.5 Fixed window Manufactured 0.3 ¹ Status: N - New. A - Altered. E - Existina Existing R-19 Wall Ne Vapor permeable felt - 1/8 in. 0.0723 Exterior Wall 1,714.5 Wood N/A U-factor Notes: Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) osum Board - 1/2 in. H8. SYSTEM SPECIAL FEATURES values are for the glass-only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix Stucco - 7/8 in R-19 Wall NA6 and are used in the analysis. Vapor permeable felt - 1/8 in Wood N/A 0.0723 Existing xterior Wall ² Status: N - New, A - Altered, E - Existing Composite-2 System Name **Equipment Type** Window66 Gypsum Board - 1/2 in. H1. DRY SYSTEM EQUIPMENT (FURNACES, AIR HANDLING UNITS, HEAT PUMPS, VRF, ECONOMIZERS ETC.) 1 Status: N - New, A - Altered, F - Existing RTU-1 Package VAV Air System 01 02 03 04 05 06 07 08 09 10 11 G6A. OPAQUE DOOR SUMMARY (NONRESIDENTIAL) RTU-2 Package VAV Air System Supp Heat Equipment Name | Equipment Type Qty Type (if Cooling Output Efficiency **Assembly Name** Overall U-factor Output (kBtu/h) Area (ft²) Status¹ present Output RTU-3 Package VAV Air System (kBtu/h) New Insulated Door53 Insulated Door81 Package VAV Air RTU-1 Notes: This table includes controls related to the performance path only. For projects using the prescriptive path, mandatory and prescriptive controls requirements are documented on the 57.4 62.89 HSPF 12 9 System SEER DB Status: N - New, A - Altered, E - Existing Package VAV Ai RTU-2 57.4 62.89 ¹ Yes = interlocks are provided, No = interlocks are not provided, NA means no operable openings. HSPF 12.9 SEER Package VAV Ai 62.89 RTU-3 57.4 System HSPF 12.9 SEER ¹ Status: N - New, A - Altered, E - Existing Report Generated: 2025-02-11 14:55:44 Report Generated: 2025-02-11 14:55:44 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Schema Version: rev 20220601 Compliance ID: EnergyPro-5297-0225-0338 Schema Version: rev 20220601 Compliance ID: EnergyPro-5297-0225-0338 Schema Version: rev 20220601 CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD** CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E NRCC-PRF-E Nonresidential Performance Compliance Method (Page 13 of 18) Nonresidential Performance Compliance Method (Page 14 of 18) **Nonresidential Performance Compliance Method** H11. ZONAL SYSTEM AND TERMINAL UNIT SUMMARY H9. NONRESIDENTIAL / COMMON USE AREA & HOTEL/MOTEL VENTILATION H11. ZONAL SYSTEM AND TERMINAL UNIT SUMMAR 03 04 05 06 07 08 09 10 11 12 03 04 05 06 07 08 09 10 11 12 05 06 07 Rated Capacity (kBtuh) Rated Capacity (kBtuh) Airflow (cfm) DCV or Occupant Senso System Type System ID Zone Name Conditioned Area (sf) Exhaust CFM Controls, or Both Ventilation Function # of People Supply OA CFM Cooling Min. Ratio 1-RTU-1 Admin Office Office - Office space 17.85 N/A Variable Air Volume No 14-RTU-3 Staff office-Trm Variable Air Volume No Reheat Box N/A 4-RTU-1 Job Center-Trm 1,050 315 0.3 N/A N/A N/A 2-RTU-1 Admin Office Reheat Box Office - Office space 0.58 N/A 13-RTU-3 Donation Variable Air Volume No /ariable Air Volume No Room-Trm Reheat Box 3-RTU-1 Hallway-Trm N/A Office - Office space 3-RTU-1 Hallway 0.51 N/A Reheat Box Variable Air Volume No 12-RTU-3 Front Office-Trm 4-RTU-1 Job Center Office - Office space 3.16 632 N/A 2-RTU-1 Admin Office Variable Air Volume No Reheat Box N/A 300 0.3 N/A N/A -RTU-2 Case Mgmt #1 Office - Office space 18.15 N/A #1-Trm Reheat Box ariable Air Volume No 6-RTU-2 Case Mgmt #3 Office - Office space 0.6 18.15 121 N/A 1-RTU-1 Admin Office Variable Air Volume No Assessment-Trm N/A #2-Trm Reheat Box 7-RTU-2 Case Mgmt #2 Office - Office space 120 N/A 110.5 ropNoClg-NonResZnSys | Single Zone Air Conditioner | 1 10-RTU-2 Conference Roor /ariable Air Volume N PropNoClg-NonResZnSys-2 Single Zone Air Conditioner 1 0 2.66 86.66 N/A N/A 0 W/cfm Cycling 8-RTU-2 Conference N/A 0.3 200 Office - Office space 109.8 3.66 732 N/A Hal-Trm Reheat Box PropNoClg-NonResZnSys-3 Single Zone Air Conditioner 1 0 1.72 56.02 N/A N/A 0 W/cfm Cycling 9-RTU-2 Residential Variable Air Volume No 9-RTU-2 Residential N/A 100 0.3 30 N/A N/A N/A PropNoClg-NonResZnSys-4 Single Zone Air Conditioner 1 0 11.43 372.87 N/A N/A 0 W/cfm Cycling Office - Office space 0.61 122 N/A Service-Trm Reheat Box Service PropNoClg-NonResZnSys-5 | Single Zone Air Conditioner | 1 | 0 | 1.8 | 58.79 | N/A | N/A | 0 | W/cfm | Cycling | Variable Air Volume No PropNoClg-NonResZnSys-6 Single Zone Air Conditioner 1 0 1.8 58.79 N/A N/A 0 W/cfm Cycling PropNoClg-NonResZnSys-7 Single Zone Air Conditioner 1 0 2.73 89.02 N/A N/A 0 W/cfm Cycling PropNoClg-NonResZnSys-8 Single Zone Air Conditioner 1 0 16.54 539.59 N/A N/A 0 W/cfm Cycling PropNoClg-NonResZnSys-9 Single Zone Air Conditioner 1 0 2.76 89.89 N/A N/A 0 W/cfm Cycling PropNoClg-NonResZnSys-10 Single Zone Air Conditioner 1 0 3.84 125.12 N/A N/A 0 W/cfm Cycling PropNoClg-NonResZnSys-11 Single Zone Air Conditioner 1 0 1.74 56.77 N/A N/A 0 W/cfm Cycling PropNoClg-NonResZnSys-11 Single Zone Air Conditioner 1 0 1.74 56.77 N/A N/A 0 W/cfm Cycling D 10-RTU-2 Conference N/A Office - Office space 1.11 33.3 222 N/A Room-Trm Reheat Box Room Hal Variable Air Volume No 1-RTU-3 Intake & 7-RTU-2 Case Mgmt #2-Trm N/A 100 0.3 Office - Office space Reheat Box Assessment Variable Air Volume No 12-RTU-3 Front Office | Office - Office space 43.05 N/A 6-RTU-2 Case Mgmt #3-Trm N/A 100 13-RTU-3 Donation Office - Office space N/A N/A 5-RTU-2 Case Mgmt #1-Trm PropNoClg-NonResZnSys-12 Single Zone Air Conditioner 1 0 7.96 259.76 N/A N/A 0 W/cfm Cycling 14-RTU-3 Staff office Office - Office space N/A 0.63 125 Variable Air Volume No PropNoClg-NonResZnSys-13 Single Zone Air Conditioner 1 0 4.77 155.48 N/A N/A 0 W/cfm Cycling PropNoClg-NonResZnSys-14 Single Zone Air Conditioner 1 0 3.57 116.47 N/A N/A 0 W/cfm Cycling PropNoClg-NonResZnSys-15 Single Zone Air Conditioner 1 0 3.57 116.34 N/A N/A 0 W/cfm Cycling PropNoClg-NonResZnSys-16 Single Zone Air Conditioner 1 0 6.94 226.32 N/A N/A 0 W/cfm Cycling PropNoClg-NonResZnSys-17 Single Zone Air Conditioner 1 0 3.83 124.97 N/A N/A 0 W/cfm Cycling PropNoClg-NonResZnSys-17 Single Zone Air Conditioner 1 0 3.83 124.97 N/A N/A 0 W/cfm Cycling DropNoClg-NonResZnSys-17 Single Zone Air Conditioner 1 0 3.83 124.97 N/A N/A 0 W/cfm Cycling DropNoClg-NonResZnSys-17 Single Zone Air Conditioner 1 0 3.83 124.97 N/A N/A 0 W/cfm Cycling DropNoClg-NonResZnSys-17 Single Zone Air Conditioner 1 0 3.83 124.97 N/A N/A 0 W/cfm Cycling DropNoClg-NonResZnSys-17 Single Zone Air Conditioner 1 0 3.83 124.97 N/A N/A 0 W/cfm Cycling DropNoClg-NonResZnSys-17 Single Zone Air Conditioner 1 0 3.83 124.97 N/A N/A N/A 0 W/cfm Cycling DropNoClg-NonResZnSys-17 Single Zone Air Conditioner 1 0 3.83 124.97 N/A N/A N/A 0 W/cfm Cycling DropNoClg-NonResZnSys-17 Single Zone Air Conditioner 1 0 3.83 124.97 N/A N/A N/A 0 W/cfm Cycling DropNoClg-NonResZnSys-17 Single Zone Air Conditioner 1 0 3.83 124.97 N/A N/A N/A 0 W/cfm Cycling DropNoClg-NonResZnSys-17 Single Zone Air Conditioner 1 0 3.83 124.97 N/A N/A N/A 0 W/cfm Cycling DropNoClg-NonResZnSys-17 Single Zone Air Conditioner 1 0 3.83 124.97 N/A N/A N/A 0 W/cfm Cycling DropNoClg-NonResZnSys-17 Single Zone Air Conditioner 1 0 3.83 124.97 N/A N/A N/A 0 W/cfm Cycling DropNoClg-NonResZnSys-17 Single Zone Air Conditioner 1 0 3.83 124.97 N/A N/A N/A 0 W/cfm Cycling DropNoClg-NonResZnSys-17 Single Zone Air Conditioner 1 0 3.83 124.97 N/A N/A N/A 0 W/cfm Cycling DropNoClg-NonResZnSys-17 Single Zone Air Conditioner 2 0 3.83 124.97 N/A N/A N/A 0 W/cfm Cycling DropNoClg-NonResZnSys-17 Single Zone Air Conditioner 2 0 3.83 124.97 N/A N/A N/A 0 W/cfm Cycling DropNoClg-NonResZnSys-17 Single Zone Air Conditio N/A 0.3 15-RTU-3 Hallway N/A 250 N/A N/A N/A Breakroom/Kitchen-Trm Reheat Box 16-RTU-3 Conference 37.5 N/A Variable Air Volume No Office - Office space 1.25 250 16-RTU-3 Conference Room | N/A 450 N/A Room -2 -2-Trm Reheat Box 17-RTU-3 Office - Office space 0.97 29.25 195 N/A Variable Air Volume No N/A 200 0.3 N/A N/A N/A 15-RTU-3 Hallway-Trm Breakroom/Kitchen Reheat Box CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Report Generated: 2025-02-11 14:55:44 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Report Generated: 2025-02-11 14:55:44 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: EnergyPro-5297-0225-0338 Schema Version: rev 20220601 Compliance ID: EnergyPro-5297-0225-0338 Schema Version: rev 20220601 Schema Version: rev 20220601 CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD NRCC-PRF-E CERTIFICATE OF COMPLIANCE - NONRESIDENTIAL PERFORMANCE COMPLIANCE METHOD Nonresidential Performance Compliance Method (Page 16 of 18) Ionresidential Performance Compliance Method (Page 17 of 18) Ionresidential Performance Compliance Method M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE ocumentation Author's Declaration Statement K1. INDOOR CONDITIONED LIGHTING GENERAL INFO ctions made by Documentation Author indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided 1. I certify that this Certificate of Compliance documentation is accurate and complete. to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). Documentation Author Name: Paul A. Breen Documentation Author Signature Additional (Custom) Allowance Signature Date: nstalled Lighting Powe Lighting Control Credits NRCA-MCH-02-A - Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH-02-A can be performed in conjunction with Mechanical Area Category Footnotes **Area Category Footnote** Address: 3825 Del Amo Blvd. CEA/HERS Certification Identification (if applicable): M-30533 MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap (Watts) (Watts) NRCA-MCH-05-A - Air Economizer Controls City/State/Zip: Torrance, Ca 90503 Phone: (310) 464-8404 Office (250 square feet NRCA-MCH-11-A Automatic Demand Shed Controls Responsible Person's Declaration statement **Building Totals:** NRCA-MCH-12-A FDD for Packaged Direct Expansion Units I certify the following under penalty of perjury, under the laws of the State of California: See Table 140.6-C NRCA-MCH-16-A Supply Air Temperature Reset Controls The information provided on this Certificate of Compliance is true and correct. See NRCC-LTI--E for unconditioned spaces I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of ³Lighting information for existing spaces modeled is not included in this table Compliance (responsible designer N. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Selections made by Documentation Author indicate which Certificates of Verification must be submitted for the features to be recognized for compliance. These documents must be retained Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. K4. INDOOR CONDITIONED LIGHTING MANDATORY LIGHTING CONTROL and provided to the building inspector during construction and can be found online The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable See NRCC-LTI-E for mandatory controls There are no Certificates of Verification applicable to this project compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections, and I will take the necessary steps to accomplish this requirement. 6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to accomplish these requirements. ctions made by Documentation Author indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents must be retained and provided to the building inspector during construction and can be found online Responsible Designer Name: Paul A. Breen P.E. Company: Breen Design Group NRCI-ENV-01-E - Must be submitted for all buildings Address: 3825 Del Amo Blvd Date Signed: NRCI-ENV-E - Envelope (for all buildings) City/State/Zip: Torrance, Ca 90503 License #: M-30533 NRCI-MCH-01-E - Must be submitted for all buildings Phone: (310) 464-8404 NRCI-MCH-E - For all buildings with Mechanical Systems Mechanical NRCI-LTI-E - Indoor Lighting (for all buildings) Indoor Lighting M. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE ons made by Documentation Author indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). Building Component NRCA-ENV-02-F - NRFC label verification for fenestration CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Report Generated: 2025-02-11 14:55:44 Report Generated: 2025-02-11 14:55:44 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Schema Version: rev 20220601 Compliance ID: EnergyPro-5297-0225-0338 Schema Version: rev 20220601 Compliance ID: EnergyPro-5297-0225-0338 Schema Version: rev 20220601

NRCC-PRF-E

(Page 12 of 18)

Return / Relief Fan

Power Power Units Control

Other Special Features and Controls

Single Maximum Reheat Controls

Single Maximum Reheat Controls

Fixed Supply Air Temp. Differential DB

Single Maximum Reheat Controls

Fixed Supply Air Temp.

Differential DB

Report Generated: 2025-02-11 14:55:44

NRCC-PRF-E

(Page 15 of 18)

Cycles

N/A

N/A

N/A

N/A

Compliance ID: EnergyPro-5297-0225-0338

Power

Units

N/A

N/A

N/A

Report Generated: 2025-02-11 14:55:44 Compliance ID: EnergyPro-5297-0225-0338

Report Generated: 2025-02-11 14:55:44

Compliance ID: EnergyPro-5297-0225-0338

NRCC-PRF-E

(Page 18 of 18)

N/A

N/A

N/A

Fixed Supply Air Temp. Differential DB

CFM

Interlocks per 140.4(n)¹

N/A

N/A

Airflow (cfm)

105

200

200

350

200

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

CLIENT NAME:

PROJECT NUMBER

CLIENT ADDRESS: CITY OF BURBANK 150 N. THIRD STREET BURBANK, CA 91502

294-24-004

CONSULTANTS





DRAWN BY JLT,RH **DESIGNED BY** EC CHECKED BY RJ **APPROVED BY** | PB

DRAWING TITLE: TITLE 24 COMPLIANCE FORMS - SHEET TWO

PLAN CHECK 02/11/2025 SEE QA/QC Drawn by Checked by SEE QA/QC

NONE

PLUMBING GENERAL NOTES

- SCOPE OF WORK:
 - FURNISH ALL LABOR, SUPERVISION, MATERIALS, EQUIPMENT & FACILITIES NECESSARY TO FURNISH, FABRICATE, DELIVER, STORE AND INSTALL ALL WORK NOTED ON THE DRAWINGS.
 - THE CONTRACTOR SHALL FURNISH & INSTALL ALL WORK NECESSARY TO MAKE A COMPLETE SYSTEM WHETHER OR NOT SUCH DETAILS ARE MENTIONED IN THESE SPECIFICATIONS OR SHOWN ON THE PLANS, BUT 23. WHICH ARE OBVIOUSLY NECESSARY TO MAKE A COMPLETE SYSTEM, EXCEPTING ONLY THOSE PORTIONS THAT ARE SPECIFICALLY MENTIONED HEREIN OR PLAINLY MARKED ON THE ACCOMPANYING DRAWINGS AS BEING INSTALLED UNDER ANOTHER SECTION OF THE SPECIFICATION.
- CODES AND PERMITS: ALL MECHANICAL EQUIPMENT. INSTALLATION. ETC.. SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. INCLUDING CALIFORNIA TITLE 24. CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING PARTS OF TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR):

TITLE 24, PART 2, CCR (2022 CALIFORNIA BUILDING CODE W/AMENDMENTS) TITLE 24, PART 3, CCR (2022 CALIFORNIA ELECTRICAL CODE W/AMENDMENTS) TITLE 24, PART 4, CCR (2022 CALIFORNIA MECHANICAL CODE W/AMENDMENTS)

TITLE 24, PART 5, CCR (2022 CALIFORNIA PLUMBING CODE W/AMENDMENTS) TITLE 24, PART 9, CCR (2022 CALIFORNIA FIRE CODE W/AMENDMENTS) TITLE 24, PART 11, CCR (2022 CALIFORNIA GREEN BUILDING STANDARDS)

CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS & INSPECTIONS.

NFPA 13 (2022) - STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM NFPA 14 (2022) - STANDARD FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS NFPA 72 (2022) - NATIONAL FIRE ALARM AND SIGNALING CODE.

- ALL PIPE, PIPE FITTINGS, TRAPS, FIXTURES, MATERIAL, AND DEVICES USED IN THE PLUMBING SYSTEM SHALL BE LISTED OR THIRD-PARTY CERTIFIED BY AN APPROVED LISTING AGENCY AND SHALL CONFORM TO APPLICABLE RECOGNIZED STANDARDS REFERENCED IN THE CALIFORNIA PLUMBING CODE.
- SITE INSPECTION: CONTRACTOR SHALL VISIT THE SITE OF WORK PRIOR TO SUBMISSION OF HIS BID AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITIONS & EXACT NATURE OF THE WORK. SUBMISSION OF A BID ACKNOWLEDGES FULL RESPONSIBILITY FOR FURNISHING A COMPLETE & FUNCTIONAL SYSTEM. NO CHANGES IN CONTRACT WILL BE MADE TO ACCOMMODATE OR ALLOW EXTRA FUNDING FOR ANY OMISSIONS WHICH RESULTS FROM A FAILURE TO THOROUGHLY MAKE THE EXAMINATION.
- LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTHS OF UTILITIES PRIOR TO STARTING WORK OF THIS SECTION. MAKE REQUIRED ADJUSTMENTS TO CONNECT TO UTILITIES. IF INDICATED POINTS OF CONNECTION CANNOT BE MADE TO EXISTING UTILITIES AS FOUND. THE CONTRACTOR SHALL, BEFORE CONTINUING, NOTIFY THE ENGINEER PRIOR TO INSTALLING ANY WORK WHICH MAY BE
- ALL DIMENSIONS AND LOCATIONS PER ARCHITECTURAL DRAWINGS.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AVAILABLE SPACES FOR INSTALLING THE WORK.
- COORDINATION: THE DRAWINGS ARE DIAGRAMMATIC & INTENDED TO SHOW SCOPE. CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO PROVIDE BEST ARRANGEMENT OF ALL DUCT, PIPES, CONDUIT, ETC. 38.
- AND MEETING THE APPROVAL OF THE ENGINEER AND ARCHITECT.
- GUARANTEE: CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL LABOR & MATERIAL ON ALL WORK AGAINST DEFECTS IN WORKMANSHIP & MATERIALS FOR A PERIOD OF ONE YEAR.
- MATERIALS: ALL MATERIALS, APPLIANCES & EQUIPMENT SHALL BE NEW & THE BEST OF THEIR RESPECTIVE KIND. FREE FROM ALL DEFECTS AND OF THE MAKE, BRAND, AND QUANTITY SPECIFIED.
- SUBMITTALS: CATALOG INFORMATION & CUTS OF ALL EQUIPMENT, DEVICES & TRIM SHALL BE SUBMITTED FOR
- REVIEW (SIX COPIES OF EACH). ALL SUBMITTALS TO BE APPROVED BY ARCHITECT & ENGINEER.
- ALL HOT WATER SUPPLY AND RECIRCULATION PIPING TO BE INSULATED AS PER 2022 CPC, CHAPTER 6 SECTION 609.11 AND AS PER 2022 TITLE 24 SUBCHAPTER 7 SECTION (J)2 AS FOLLOWS:

PIPE SIZE, IN.	INSULATION THICKNESS, IN. (K=0.22-0.28 BTU-IN / H-SQ.FT. °F)	MINIMUM R-VALUE
½" THROUGH ¾"	1"	7.7
1" THROUGH 11/2"	1½"	12.5
2" THROUGH 3"	2"	11
4" THROUGH 6"	2"	9
8" & LARGER	2"	8

- CLEAN-OUTS SHALL BE INSTALLED AS PER SEC. 707 AND 719 OF THE PLUMBING CODE.
- PROVIDE FELT WITH METAL BACKING VIBRATION ISOLATION SLEEVES OR PADS AT ALL PIPE HANGERS OR SUPPORTS AND ALL POINTS WHERE PIPING COMES IN CONTACT WITH ANY PORTION OF THE STRUCTURE. APPLIES TO ALL WATER AND WASTE PIPING. PROVIDE FELT AROUND ALL PVC PIPING AT SUPPORTS FOR THERMAL EXPANSION.
- 16. ALL PIPES, DUCTS AND CONDUITS SHALL BE SUPPORTED AND BRACED PER "SMACNA" GUIDE LINES.
- 17. PLUMBERS TAPE WILL NOT BE ACCEPTED AS A PERMANENT SUPPORT FOR ANY PIPING OR DEVICES.
- VALVES SHALL FULL FLOW 1/4 TURN BALL TYPE BE NIBCO, WATTS, CRANE, STOCKHAM OR EQUAL. SERVICE PRESSURE SHALL BE SUITABLE FOR SERVICE INTENDED. PROVIDE AND INSTALL IDENTIFICATION TAGS ON ALL VALVES. VALVES IN EXPOSED COMMON AREAS TO HAVE LOCKING HANDLES. NO IRON BODY VALVES WILL BE
- PROVIDE AND INSTALL DIELECTRIC UNIONS BETWEEN ALL COPPER AND GALVANIZED & IRON PIPING & COMPONENTS. (AS WATTS, ZURN OR EQUAL).
- PENETRATIONS IN WALLS, FLOORS, OR CEILINGS, WHICH REQUIRE PROTECTED OPENINGS SHALL BE FIRE-STOPPED. FIRE-STOPPING SHALL BE AN APPROVED MATERIAL, SECURELY INSTALLED AND CAPABLE OF MAINTAINING ITS INTEGRITY WHEN SUBJECTED TO THE TIME-TEMPERATURE CURVED OF SFM STD. # 12-43-3 AND STD. # 12-43-1. INSTALLATION INSTRUCTIONS SHALL BE MADE AVAILABLE TO THE INSPECTION AUTHORITY AND BE MAINTAINED AT THE JOB SITE.

- PROVIDE WATERTIGHT FLASHING WHEREVER PIPES PASS THROUGH EXTERIOR WALLS, ROOF AND FLOORS.
- CUTTING AND PATCHING: ALL CUTTING & PATCHING OF THE EXISTING STRUCTURE SHALL BE PROVIDED. PROVIDE ALL NECESSARY REQUIREMENTS TO THE PROJECT MANAGER. PROTECTION AGAINST DUST AND DEBRIS SHALL BE TO THE SATISFACTION OF THE PROJECT MANAGER.
- CLEANUP: UPON COMPLETION OF THE WORK UNDER THIS SECTION THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIALS. EQUIPMENT & DEBRIS INCIDENTAL TO THIS WORK & LEAVE THE PREMISES CLEAN AND ORDERLY. PROVIDE NEW CEILING TILES (TO MATCH EXISTING) IF ANY DAMAGED DURING CONSTRUCTION.
- 24. FIRE SPRINKLER SYSTEM TO BE HYDRAULICALLY DESIGNED BY FIRE SPRINKLER CONTRACTOR. ALL EQUIPMENT, COMPONENTS & PIPE RUNS SHOWN FOR REFERENCE ONLY.
- 25. ALL SEWER LINES RUN @ SLOPES LESS THAN 2% ARE SUBJECT TO FIELD APPROVAL OF PLUMBING INSPECTOR.
- 26. WASTE PIPE SIZES THAT ARE 3 INCHES OR SMALLER SHALL BE EVALUATED AT 2% SLOPE.
- WATER, SEWER, VENT, FIRE AND GAS PIPES THROUGH CONCRETE WALLS AND FLOORS SHALL HAVE PIPE-SLEEVES WITH NON COMBUSTIBLE SEALING.
- 28. ALL HOSE BIBBS SHALL BE EQUIPPED WITH AN APPROVED NON REMOVABLE VACUUM BREAKER.
- RUN A FULL SIZE DRAIN LINE FROM WATER HEATERS TEMPERATURE AND PRESSURE RELIEF VALVE TO NEAREST FLOOR SINK OR TO AN APPROVED LOCATION.
- 30. PROVIDE ACCESS DOORS TO ALL CONCEALED VALVES, STRAINERS, TRAP PRIMERS, ETC.
- ALL PIPING IN FINISHED AREAS SHALL BE RUN CONCEALED. EXPOSED PIPING, WHERE NECESSARY, SHALL RUN AS HIGH AS POSSIBLE AND TIGHT TO THE WALLS.
- NO VENT OUTLET SHALL TERMINATE CLOSER THAN FOUR FEET TO OR ONE FOOT ABOVE ANY DOOR, WINDOW OR GRAVITY AIR INTAKE, NOR CLOSER THAN TEN FEET TO OR THREE FEET ABOVE ANY FORCED OR MECHANICAL AIR INTAKE.
- 33. ALL VENTS AND FLUE OUTLETS SHALL BE A MINIMUM OF 10 FEET FROM ANY FRESH AIR INTAKES.
- 34. TYPE B VENTS SHALL TERMINATE 2 FT. ABOVE OR 8 FT. AWAY FROM ANY VERTICAL SURFACE.
- WATER HEATERS SHALL BE SEISMICALLY BRACED.
- INSTALL WATER HAMMER ARRESTORS ON EACH COLD AND HOT WATER FIXTURE BRANCH AS RECOMMENDED BY PLUMBING AND DRAINAGE INSTITUTE WH-210 STANDARD. DEVICES SHALL BE FACTORY MADE WITH PERMANENT CUSHION OF GAS OR PROVIDE ACCESS PANEL.
- BATHTUBS, SHOWERS AND LAVATORIES TO COMPLY WITH 2022 CPC CHAPTER 4, ASSE 1070, & ASSE 1016 REQUIREMENT.
- PUBLIC LAVATORY CONTROLS SHALL LIMIT THE FLOW RATE 0.4 GPM AND 110°F.
- WORKMANSHIP: THE WORK SHALL BE ACCOMPLISHED IN A THOROUGH & WORKMANLIKE MANNER SATISFACTORY TO 39. USE FEMALE COPPER NIPPLE TO MALE MALE PLASTIC PIPE FOR COPPER TO PLASTIC TRANSITION.
 - 40. PROVIDE EXPANSION TANK FOR BOILERS PER SECTION 1004.0 CMC 2022.
 - 41. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE.
 - 42. ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY.
 - EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX (6) INCHES ABOVE THE FLOOD-LEVEL RIM OF THE FIXTURE SERVED BEFORE OFFSETTING HORIZONTALLY OR BEFORE BEING CONNECTED TO ANY OTHER VENT.
 - PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH ALL THE REQUIREMENTS IN SECTION 5.303 IN THE 2022 CALIFORNIA GREEN BUILDING CODE.
 - 45. INSTALL ALL PLASTIC PIPING PER MANUFACTURERS INSTALLATION RECOMMENDATION AND PROCEDURES.
 - 46. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
 - WHEN SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR OTHER SHOWER OUT LET 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 OPERATION AT A TIME.
 - THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1.
 - 49. ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE CALIFORNIA
 - 50. ALL FIXTURES, EQUIPMENT, PIPING AND MATERIALS SHALL BE LISTED.

OF MEMBERS. (704.3)

- 51. PLUMBING PENETRATION THROUGH HORIZONTAL OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIAL. INSULATION IS NOT APPROVED.
- 52. STEEL BEAMS & COLUMNS SHALL BE PROTECTED AS REQUIRED FOR 1-HOUR PROTECTION. WHERE CEILING FORMS THE PROTECTED MEMBRANE FOR FIRE RESISTIVE ASSEMBLIES (OCCUPANCY SEPARATIONS & RATED ROOF/CEILING OR FLOOR CEILING ASSEMBLIES), THE CONSTRUCTION (FLOOR JOISTS) AND THEIR SUPPORTING HORIZONTAL HORIZONTAL STRUCTURAL MEMBERS (BEAMS) NEED NOT TO BE INDIVIDUALLY FIRE PROTECTED EXCEPT WHERE SUCH MEMBERS SUPPORT DIRECTLY APPLIED LOADS FROM MORE THAN ONE FLOOR OR ROOF. THE REQUIRED FIRE RESISTANT SHALL NOT BE LESS THAN THAT REQUIRED FOR INDIVIDUAL PROTECTION
- ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.
- 54. THE CONTRACTOR SHALL PROVIDE PIPING THERMAL EXPANSION LOOPS IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION GUIDE. USE THERMAL EXPANSION JOINT ON VERTICAL RISERS.

TERMS AND ABBREVIATIONS											
ABBREVIATION	DESCRIPTION										
ABV	ABOVE										
AP	ACCESS PANEL										
BEL	BELOW										
СВ	CATCH BASIN										
CO	CLEANOUT										
COTG	CLEANOUT TO GRADE										
CLG	CEILING										
CONN	CONNECT OR CONNECTION										
DA	DISABLED ACCESS										
DN	DOWN										
EXIST/(E)	EXISTING										
FF	FINISH FLOOR										
FR	FROM										
FCO	FLOOR CLEANOUT										
FLR	FLOOR										
GRD	GRADE										
HDR	HEADER										
PDP	PUMP DISCHARGE PIPING										
SSD	SUB-SURFACE DRAIN										
TYP	TYPICAL										
MH	MANHOLE										
VTR	VENT THRU ROOF										
@	AT										
BLDG.	BUILDING										
#	NUMBER										
(N)	NEW										
(R)	REMOVE										

	PLUMBING	LEGEND
SYMBOL	ABBREVIATION	DESCRIPTION
		PIPE-TURN DOWN
		PIPE-TURN UP
	CW	DOMESTIC COLD WATER
	HW	DOMESTIC HOT WATER
	HWR	DOMESTIC HOT WATER RETURN
	W	WASTE BELOW GRADE
	W	WASTE ABOVE GRADE
	V	SANITARY VENT
******	V	SANITARY VENT BELOW GRADE
——	G	GAS (LOW PRESSURE)
MPG	MPG	MEDIUM PRESSURE GAS
—— TPL ——	TPL	TRAP PRIMER LINE
IRR	IRR	IRRIGATION LINE
CD	CD	A.C. CONDENSATE DRAIN
SCD	SCD	SECONDARY CONDENSATE DRAIN
───	SOV	SHUT-OFF VALVE
	CV	CHECK VALVE
	SOV YB	SHUT-OFF VALVE IN YARD BOX
—-б—	BV	BALANCING VALVE
<u></u>	GC	GAS COCK
─ ₩	PRV	PRESSURE REDUCING VALVE STATION
	TMV	TEMPERATURE MIXING VALVE
ф	FCO/COTG	FLOOR TYPE WASTE LINE CLEANOUT/CLEANOUT TO GRADE
⊢	wco	WALL TYPE WASTE LINE CLEANOUT
———	FD	FLOOR DRAIN (ROUND)
		PRESSURE RELIEF VALVE
MHA	WHA	WATER HAMMER ARRESTOR
S=2%		DIRECTION OF SLOPE
		INDICATES DIRECTION OF FLOW
——II—	UN	UNION (FOR TYPE SEE SPEC.)
+	НВ	HOSE BIBB

PLUMBING DESIGN SCOPE OF WORK

- PLUMBING SCOPE OF WORK IS AS FOLLOWS:
- DESIGN OF PLUMBING SYSTEMS INCLUDING DISTRIBUTION OF DOMESTIC HOT AND COLD WATER, WASTE AND VENT, AND GAS FOR EXISTING BUILDING UP TO FIVE FEET FROM BUILDING FOOTPRINT (SITE SERVICES BY CIVIL ENGINEER OR OTHERS).
- CONNECTION OF WATER AND WASTE TO AND FROM NEW MODULAR UNITS (BY OTHERS, NOT PART OF THIS PLAN CHECK) TO SITE PIPING (BY CIVIL OR OTHERS).
- DESIGN OF MAIN WATER LINE UP TO FIRE SPRINKLER STUBOUT

PLUMBING SHEET INDEX											
SHEET NO.	SHEET TITLE	CURRENT ISSUE									
P0.01	PLUMBING GENERAL NOTE, SYMBOLS LEGEND & SHEET INDEX	PLAN CHECK									
P0.02A	PLUMBING SCHEDULES - SHEET ONE	PLAN CHECK									
P0.02B	PLUMBING SCHEDULES - SHEET TWO	PLAN CHECK									
P0.03	PLUMBING CALCULATIONS	PLAN CHECK									
P1.00	PLUMBING SITE PLAN	PLAN CHECK									
P2.01	PLUMBING FLOOR PLAN	PLAN CHECK									
P2.02	PLUMBING ROOF PLAN	PLAN CHECK									
P4.01	PLUMBING RISER DIAGRAM - SHEET ONE	PLAN CHECK									
P4.02	PLUMBING RISER DIAGRAM - SHEET TWO	PLAN CHECK									
P5.01	PLUMBING DETAILS - SHEET ONE	PLAN CHECK									
P5.02	PLUMBING DETAILS - SHEET TWO	PLAN CHECK									

LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

2902 KNOX AVE, 2ND FLOOR

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

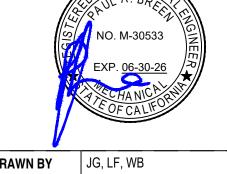
294-24-004 PROJECT NUMBER

CLIENT NAME: CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

CONSULTANTS





DRAWN BY JG, LF, WB **DESIGNED BY** KM CHECKED BY J **APPROVED BY** | PB

DRAWING TITLE: PLUMBING GENERAL NOTE, SYMBOLS

LEGEND & SHEET INDEX DESIGN DEVELOPMENT

12/12/2024 SEE QA/QC Drawn by Checked by SEE QA/QC

NONE

	ELECTRIC WATER HEATER SCHEDULE													
MARK	MAKE	MODEL	SERVICE	LOCATION	QTY	CAPACITY (GAL)	FIRST HOUR RATING			TRICAL D		OPERATING WEIGHT (LBS)		
								V	PHASE	HZ	WATTS			
WH-1	RHEEM	LIGHT DUTY COMMERCIAL ELECTRIC ELD52-(F)TB	DOMESTIC HOT WATER	LAUNDRY & WATER HEATER ROOM	1	50	63 GPH	240	1	60	12,000	6/1	ELECTRIC WATER HEATER, ENERGY STAR RATED, USE 30A CIRCUIT BREAKER FOR THE CONNECTION OF EACH WATER HEATER. DESIGN CERTIFIED TO NSF/ANSI 372 (LEAD CONTENT).	

	ELECTRIC INSTANTANEOUS WATER HEATER SCHEDULE														
MARK	MAKE	MODEL	SERVICE	LOCATION	QTY	FLOW (GPM)	PRESSURE DROP (FT.)	RECOVERY RATE	AMP	WATTS / HP	ELI V	ECTRICA PHASE	L DATA HZ	WEIGHT (LBS.)	REMARKS
EWH-1	EEMAX INC.	SPEX35T	POINT OF USE WATER HEATER	BELOW LAVATORY	1	-	-	0.5 GPM @ 48°F RISE	15	3.5 kW	240	1Ø	60	4	INSTANTANEOUS TYPE WITH ASSE 1070 APPROVED INTEGRATED VALVE INSTALLED IN ANY DIRECTION TO ALLOW FOR ADA INSTALLATION BELOW LAVATORY. REFER TO ARCHITECTURAL DRAWINGS FOR ADA CLEARANCES.
EWH-2	EEMAX INC.	SPEX65T	POINT OF USE WATER HEATER	BELOW LAVATORY	2	-	-	0.5 GPM @ 89°F RISE	27	6.5 kW	240	1Ø	60	4	INSTANTANEOUS TYPE WITH ASSE 1070 APPROVED INTEGRATED VALVE INSTALLED IN ANY DIRECTION TO ALLOW FOR ADA INSTALLATION BELOW LAVATORY. REFER TO ARCHITECTURAL DRAWINGS FOR ADA CLEARANCES.

							TANK SO	CHEDULE		
MARK	MAKE	MODEL	SERVICE	LOCATION	QTY	CAPACITY GALLONS	ACCEPT. FACTOR	WORKING PRESSURE (PSI)	SHIPPING WEIGHT (LBS.)	REMARKS
TET-1	AMTROL THERM-X-TROL	ST-5C	DOMESTIC HOT WATER SYSTEM	LAUNDRY & WATER HEATER ROOM	1	2.0	.45	150	10	DIAPHRAGM TYPE, PRE-PRESSURIZED EXPANSION TYPE WITH 3/4" NPTF CONNECTION.

	PUMP SCHEDULE															
MADIC	144175	MODEL	SEDVICE	LOCATION	OTV	PERFORMANCE					El	LECTRICAL DATA				DEMARKO
MARK	MAKE	MODEL	SERVICE	LOCATION	QTY	GPM	TDH (FT.)	MIN. EFF.	RPM	HP/ WATTS	FLA	MCA	V	PH	HZ	REMARKS
RCP-1	GRUNDFOS	ALPHA HWR 15-29 SU/T	DOMESTIC HOT WATER RECIRCULATION	LAUNDRY & WATER HEATER ROOM	1	1	9	15.9%	-	21 W	-	-	115	1	60	1) ALL PUMPS TO BE ALL BRONZE OR STAINLESS STEEL. 2) SPEED SETTING 3. 3) PROVIDE WITH TIMER CONTROL AND AQUASTAT. 4) INSTALL THERMAL PURGE VALVE SET TO OPEN AT 160°F CLOSE AT 150°F ON THE DISCHARGE OF THE PUMP AS PROTECTION.

						VALVES	& MISCELLA	NEOUS SCHE	DULE	
MARK	MAKE	MODEL	SERVICE	LOCATION	QTY	TYPE	FLOW (GPM)	PIPE SIZE	VALVE SIZE	REMARKS
BFP-1	ZURN WILKINS	975XL3	DOMESTIC COLD WATER BACKFLOW	ONSITE	1	REDUCED PRESSURE PRINCIPLE ASSEMBLY	30 GPM	11/4"	11/4"	1½" REDUCED PRESSURE PRINCIPLE ASSEMBLY, DOMESTIC STAINLESS STEEL BODY, LEAD FREE, ASSE LISTED 1013, CSA B64.4, FM, UL & cUL APPROVED. PROVIDE STRAINER WITH HOSE BIBB CONNECTION FOR BLOWOUT.
BFP-2	ZURN WILKINS	375DA	FIRE SPRINKLER WATER BACKFLOW	ONSITE	1	DOUBLE CHECK DETECTOR ASSEMBLY	-	4"	4"	4" DOUBLE CHECK DETECTOR ASSEMBLY, CORROSION RESISTANT EPOXY-COATED DUCTILE IRON BODY. ASSE LISTED 1048, CSA B64.5, UL, FM AND USC's FCCC&HR APPROVED. FOR REFERENCE ONLY.
TMV-1	POWERS	LFMM431	DOMESTIC HOT WATER TEMPERING	LAUNDRY & WATER HEATER ROOM	1	THERMOSTATIC MASTER CONTROLLER	14 GPM MAX & 5 PSI LOSS	1½"	1½"	THE VALVE SHALL BE COMPLETE WITH INTEGRAL ISOLATORS, STRAINERS, CHECK VALVES AND GAUGE/FLUSHING PORTS ON EACH INLET, SET TO 120 °F.
PRV-1	ZURN	500XL3	DOMESTIC COLD WATER PRESSURE REGULATOR	ONSITE	1	-	30 GPM	11/4"	1½"	FLANGED WITH STRAINER. ASSE LISTED 1003, CUPC LISTED, CSA CERTIFIED B356, NSF 61. SHALL BE LOW LEAD BRONZE ASTM B806. PROVIDE WITH SPOOLS FOR EASY MAINTENANCE/REMOVAL.
GSV-1	PACIFIC SEISMIC PRODUCTS	310	EMERGENCY GAS SEISMIC SHUTOFF	ONSITE	1	HORIZONTAL	65 CFH	3/4"	3/1"	HORIZONTAL EARTHQUAKE SHUT OFF VALVE FOR DRY FUEL GAS AT 60 PSI MAXIMUM GAS PRESSURE.

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS WWW.FSYARCHITECTS.COM
MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

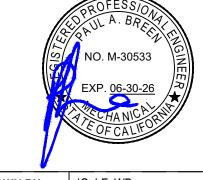
294-24-004 PROJECT NUMBER

CLIENT NAME: CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

CONSULTANTS





DRAWN BY JG, LF, WB **DESIGNED BY** KM CHECKED BY JT APPROVED BY PB

DRAWING TITLE:
PLUMBING SCHEDULES - SHEET ONE

PLAN	CHECK
Date	02/11/2025
Drawn by	SEE QA/QC
Checked by	SEE QA/QC

P0.02A

NONE

2/11/2025 2:17 PM	ARCH FULL BLEED D (24.00 X 36.00 INCHES)	
DATE PLOTTED:	ORIGINAL SIZE:	

							ALO MATERIAL COLIERULE
							NG MATERIAL SCHEDULE
SERVICE	MA	ERIAL COP				\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Service Schild Bold Remarks
DOMESTIC COLD WATER	INSIDE	•					ALL PIPING ABOVE GROUND MAIN DISTRIBUTION, RISERS & BRANCH LINES TO UNITS ARE TO BE CHARLOTTE SDR11 CPVC FOR 2" & SMALLER. USE HARVEL CORZAN SCHEDULE 80 CPVC PIPE AND NIBCO CORZAN SCHEDULE 80 CPVC FITTINGS FOR 3" & BIGGER, INSTALLED RESPECTIVELY. COPPER TYPE "L" WILL BE USED FOR WATER HEATER CONNECTIONS AND PIPING OUTSIDE THE BUILDING AND EXPOSED TO THE ELEMENTS. PLASTIC-COPPER TRANSITION FOR WATER HEATER CONNECTION SHALL BE MADE NOT LESS THAN 18 INCHES FROM WATER HEATER. INSTALLATION OF CPVC FOR DOMESTIC WATER LINES IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE REQUIREMENTS IN CPC SECTION 604.1.1. EXPOSED PIPING SHALL BE PAINTED.
DOMESTIC HOT WATER	INSIDE	•			•		ALL PIPING ABOVE GROUND MAIN DISTRIBUTION, RISERS & BRANCH LINES TO UNITS ARE TO BE CHARLOTTE SDR11 CPVC FOR 2" & SMALLER. USE HARVEL CORZAN SCHEDULE 80 CPVC PIPE AND NIBCO CORZAN SCHEDULE 80 CPVC FITTINGS FOR 3" & BIGGER, INSTALLED RESPECTIVELY. COPPER TYPE "L" WILL BE USED FOR WATER HEATER CONNECTIONS. PLASTIC-COPPER TRANSITION FOR WATER HEATER CONNECTION SHALL BE MADE NOT LESS THAN 18 INCHES FROM WATER HEATER. INSTALLATION OF CPVC FOR DOMESTIC WATER LINES IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE REQUIREMENTS IN CPC SECTION 604.1.1.
SANITARY/WASTE SEWER	INSIDE OUTSIDE			•			USE CAST IRON ABOVE GROUND INSIDE OF THE BUILDING. USE PVC FOR BELOW GRADE. SEE CIVIL PLANS FOR ON SITE PIPING MATERIALS.
SANITARY/WASTE VENT	INSIDE OUTSIDE			•			USE CAST IRON ABOVE GROUND INSIDE OF THE BUILDING. USE PVC FOR BELOW GRADE. SEE CIVIL PLANS FOR ON SITE PIPING MATERIALS.
CONDENSATE DRAIN	INSIDE OUTSIDE		•		ALL PIPING ABOVE GROUND MAIN DISTRIBUTION, RISERS & BRANCH LINES TO UNITS ARE TO BE CHARLOTTE SDR1' & SMALLER. USE HARVEL CORZAN SCHEDULE 80 CPVC PIPE AND NIBCO CORZAN SCHEDULE 80 CPVC FITTINGS FOR INSTALLED RESPECTIVELY. COPPER TYPE "L" WILL BE USED FOR WATER HEATER CONNECTIONS AND PIPING OUTS BUILDING AND EXPOSED TO THE ELEMENTS. PLASTIC-COPPER TRANSITION FOR WATER HEATER CONNECTION SHY NOT LESS THAN 18 INCHES FROM WATER HEATER. INSTALLATION OF CPVC FOR DOMESTIC WATER LINES IN RESIDI BUILDINGS SHALL COMPLY WITH THE REQUIREMENTS IN CPC SECTION 604.1.1. EXPOSED PIPING SHALL BE PAINTE ALL PIPING ABOVE GROUND MAIN DISTRIBUTION, RISERS & BRANCH LINES TO UNITS ARE TO BE CHARLOTTE SOR1' & SMALLER. USE HARVEL CORZAN SCHEDULE 80 CPVC PIPE AND NIBCO CORZAN SCHEDULE 80 CPVC FITTINGS FOR INSTALLED RESPECTIVELY. COPPER TYPE "L" WILL BE USED FOR WATER HEATER CONNECTIONS. PLASTIC-COPPER FOR WATER HEATER CONNECTION SHALL BE MADE NOT LESS THAN 18 INCHES FROM WATER HEATER. INSTALLATING FOR DOMESTIC WATER LINES IN RESIDENTIAL BUILDINGS. USE PVC FOR BELOW GRADE. SEE CIVIL PLANS FOR PIPING MATERIALS. USE CAST IRON ABOVE GROUND INSIDE OF THE BUILDING. USE PVC FOR BELOW GRADE. SEE CIVIL PLANS FOR PIPING MATERIALS. APPLY INSULATION TO CONDENSATE PIPING WHERE APPLICABLE, REFER TO THE CONTRACT SPECIFICATIONS USED IN LIEU OF COPPER. EXPOSED PVC PIPING SHOULD BE PAINTED WITH LATEX PAINT FOR SUNLIGHT PROT ROLLED COPPER WITH SLEEVE PROVIDE DOUBLE WALL PIPING WIVENTING WHEN INSTALLED UNDER SLAB. EXTERIOR GAS PIPING SHALL BE P YELLOW AND MARKED WITH THE WORD "GAS" IN BLACK LETTERS SPACED AT INTERVALS NOT EXCEEDING 5 FE	APPLY INSULATION TO CONDENSATE PIPING WHERE APPLICABLE, REFER TO THE CONTRACT SPECIFICATIONS. PVC CAN BE USED IN LIEU OF COPPER. EXPOSED PVC PIPING SHOULD BE PAINTED WITH LATEX PAINT FOR SUNLIGHT PROTECTION.	
TRAP PRIMER	INSIDE OUTSIDE		•				ROLLED COPPER WITH SLEEVE
GAS	INSIDE OUTSIDE						PROVIDE DOUBLE WALL PIPING W/VENTING WHEN INSTALLED UNDER SLAB. EXTERIOR GAS PIPING SHALL BE PAINTED YELLOW AND MARKED WITH THE WORD "GAS" IN BLACK LETTERS SPACED AT INTERVALS NOT EXCEEDING 5 FEET. ALL EXPOSED GAS PIPING SHALL BE PROTECTED AGAINST CORROSION BY COATING OR WRAPPING WITH AN INERT MATERIAL APPROVED FOR SUCH APPLICATIONS.

						PLU	MBING	G EQU	IPMENT SCHEDULE
		FIXTURE/	Р	IPING CC	NNECTIC	DN	FIXTUR	E UNITS	
	ITEM	EQUIPMENT	SOIL OR WASTE	VENT	COLD WATER	HOT WATER	WASTE F.U.	COLD WATER F.U.	DESCRIPTION
	WC-1	WATER CLOSET FLOOR MOUNTED (FLUSH TANK)	3"	2"	3/4"	-	4	2.5	VORTENS MODEL #3123-V MEDALIST EL HET TOILET, ELONGATED BOWL, HIGH EFFICIENCY TOILET WITH POWERFUL 1.28 GPF FLUSH, HIGH GLOSS VITREOUS CHINA-DURABLE, NONPOROUS, WITH 21/8" FULLY GLAZED TRAPWAY, 3" HYDROSURGE FLUSHING SYSTEM. ASME A11.19.2/ CSA B45.1. AND ADA COMPLIANT.
	L-1	LAVATORY (PUBLIC)	2"	2"	1/2"	1/2"	1	1	VORTENS VENEZIA MODEL #3721-V COUNTERMOUNT LAVATORY, 0.35 GPM, HIDDEN FRONT OVERFLOW, VITREOUS CHINA. PROVIDE WITH SYMMONS MODEL #SLC-600 SCOT METERING LAVATORY FAUCET WITH THERMAL MIXING, 4" CENTERSETMOUNT, TEMPERATURE LIMIT STOP, ADJUSTABLE FLOW TIME WITH VANDAL RESISTANT AERATOR. COMPLIES WITH ASME A112.18.1/CSA B125.1, ASME A112.18.2/CSA B125.2, ICC/ANSI A117.1. ADA COMPLIANT.
	S-1	KITCHEN SINK (PUBLIC)	2"	2"	1/2"	1/2"	2	1.5	MOEN MODEL #GS181631BQ SINGLE BOWL DROP-IN SINK, 18 GAUGE STAINLESS STEEL CONSTRUCTION WITH MATTE BOWL FINISH, 33"X22", 4" CENTERS FAUCET HOLES. BOWL DEPTH AND WASTE OUTLET TO CONFORM WITH ADA REQUIREMENTS. PROVIDE WITH SYMMONS MODEL #S-23-1.5 ORIGINS SINGLE HANDLE KITCHEN FAUCET, CERAMIC CARTRIDGE, 1.5 GPM. ADA, ASME A112.18.1/CSA B125.1 & ASME A112.18.6 COMPLIANT.
	WB-1	WASHING MACHINE BOX	3"	2"	3/4"	3/4"	3	4	SIOUXCHIEF 696R SERIES FIRE RATED WASHING MACHINE OUTLET BOX WITH HAMMER ARRESTORS, $^3\!\!4$ " OUTLET CONNECTIONS & 2" HUB DWV DRAIN CONNECTIONS.
	DF-1	DRINKING FOUNTAIN	2"	2"	1/2"	-	1	1	ELKAY WALL MOUNTED DRINKING FOUNTAIN MODEL LZSTL8WSSP, ADA BI-LEVEL, LEAD FREE, 18-GAGE 304 STAINLESS STEEL BOWL, HEAVY DUTY 12-GAGE STAINLESS ARM WITH CORROSION AND SCRATCH RESISTANT FINISH, POLISHED, ANTI-ROTATION, NON-SQUIRT BUBBLER. COMPLY WITH ADA REQUIREMENTS FOR ACCESSIBLE AND USABLE BUILDING FACILITIES. FIXTURE PERFORMANCE MEET OR EXCEED ANSI/NSF 61.9.
	WHA	WATER HAMMER ARRESTOR	-	-	-	-	-	-	PRECISION PLUMBING PRODUCTS WATER HAMMER ARRESTORS, HYDRAULIC DISPLACEMENT, PERMANENTLY SEALED, PISTON OPERATED, SIZED IN ACCORDANCE TO SCHEDULE: MODEL # FIXTURE UNIT RATING I.P.S. SC-500 1-11 ½" SC-750 12-32 ¾" SC-100 33-60 1" SC-1250 61-113 1½" PROVIDE STAINLESS STEEL ACCESS PANEL IN TILED WALLS & ALL PUBLIC BATHROOMS CONFIRM FINISH OF ALL OTHER ACCESS PANEL WITH ARCHITECT
	FD-1	FLOOR DRAIN	2"	2"	½" TPL	-	2	-	ZURN MODEL Z415B DURA-COATED CAST IRON BODY WITH BOTTOM OUTLET WITH TRAP PRIMER CONNECTIONS, WITH COMBINATION INVERTIBLE MEMBRANE CLAMP AND ADJUSTABLE COLLAR WITH SEEPAGE SLOTS, LIGHT DUTY STRAINER, WITH 5" ROUND STRAINER.
	FS-1	FLOOR SINK	2"	2"	½" TPL	-	2	-	FLOOR SINK 12"x12" JAY R. SMITH 3140Y-12 ASSEMBLY WITH HUBLESS ACID RESISTANT ENAMELED CAST IRON RECEPTOR, FLASHING DEVICE, REMOVABLE ALUMINUM BOTTOM STRAINER, OUTLET FITTING WITH TRAP PRIMER CONNECTION AND NICKEL BRONZE RIM AND GRATE WITH 2½" CENTER HOLE VANDALPROOF MOUNTING, CAST IRON "P" TRAP.
ı	TP-1	TRAP PRIMER	-	-	1/2"	-	-	-	MIFAB MODEL# MR-500-NPB PRESSURE DROP ACTIVATED BRASS TRAP SEAL PRIMER. COMPLETE WITH FOUR VIEW HOLES AND REMOVABLE FILTER SCREEN. SERVES UP TO 6 FLOOR DRAIN TRAPS AND REQUIRES NO ADJUSTMENTS AND NO AIR PRE-CHARGE. PROVIDE STAINLESS STEEL ACCESS PANEL IN TILED WALLS & ALL PUBLIC BATHROOMS, CONFIRM FINISH OF ALL OTHER ACCESS PANELS WITH ARCHITECT.

ALL FIXTURES TO BE WHITE AND TRIM TO BE POLISHED CHROME FINISH UNLESS NOTED OTHERWISE.

5

PROVIDE BRASSCRAFT HEAVY PATTERN ANGLE TOPS FOR ALL FIXTURES IN PUBLIC AREAS AND BRASSCRAFT SPEEDWAY STOPS AT ALL OTHER LOCATION.

ALL ACCESSIBLE LAVATORIES & SINKS TO BE PROVIDED WITH INSULATION FOR THE DRAIN & HOT WATER PIPING AS TRUEBRO KIT #101 INSULATION KIT OR EQUAL.

FIXTURES AND TRIM SHALL BE AS NOTED OR EQUAL, COMPLY WITH CALIFORNIA LEED PLUMBING CODE AND APPROVED BY OWNER.

THE NEW PLUMBING SYSTEM INSTALLATION SHALL COMPLY WITH HIGH EFFICIENCY, LEAD FREE AND GREEN BUILDING CODE.

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

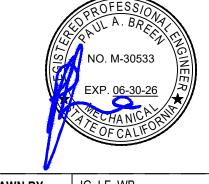
294-24-004 PROJECT NUMBER

CLIENT NAME: CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

CONSULTANTS





DRAWN BY JG, LF, WB **DESIGNED BY** KM CHECKED BY JT **APPROVED BY** PB

DRAWING TITLE:

PLUMBING SCHEDULES - SHEET TWO

PLAN	CHECK
Date	02/11/2025
Drawn by	SEE QA/QC
Checked by	SEE QA/QC

P0.02B

NONE

WASTE	FIXTURE	CAL	CULATION	S	
FIXTURE	NUMBER OF FIXTURE	Х	FIXTURE UNITS	=	TOTAL FIXTURE UNITS
MOD	ULAR UNIT (UNDER	SEPAR	ATE PERMIT)		
WATER CLOSET (FLUSH TANK)	1	Χ	3.0	=	3.0
LAVATORY	1	Χ	1.0	=	1.0
BATHTUB	1	Χ	2.0	=	2.0
	SUB-TOTA	L WAS	TE FIXTURE UNITS	=	6.0
	UNISEX RES	STROOM	Л		
WATER CLOSET (FLUSH TANK)	1	Χ	4.0	=	4.0
LAVATORY	1	Χ	1.0	=	1.0
	SUB-TOTA	L WAS	TE FIXTURE UNITS	=	5.0
	CONFERENC	CE ROO	M		
DRINKING FOUNTAIN	1	Χ	1.0	=	1.0
	SUB-TOTA	L WAS	TE FIXTURE UNITS	=	1.0
	BREAK ROOM	1 KITCH	EN		
KITCHEN SINK	1	Χ	2.0	=	2.0
	SUB-TOTA	L WAS	TE FIXTURE UNITS	=	2.0
	LAUND	RY			
CLOTHES WASHER	2	Х	3.0	=	6.0
FLOOR DRAIN	1	Χ	2.0	=	2.0
FLOOR SINK	1	Χ	2.0	=	2.0
	SUB-TOTA	L WAS	TE FIXTURE UNITS	=	10.0

TOTAL WAST	E FIXT	URE C	ALCULAT	IONS	
MODULAR UNIT (UNDER SEPARATE PERMIT)	4	Х	6.0	=	24.0
UNISEX RESTROOM	3	Χ	5.0	=	15.0
CONFERENCE ROOM	1	Χ	1.0	=	1.0
BREAK ROOM KITCHEN	1	Χ	2.0	=	2.0
LAUNDRY	1	Χ	10.0	=	10.0
	TO	TAL WASTE	FIXTURE UNITS	=	52.0

COLD	WATER FIXTU	JRE (CALCULATI	ONS	
FIXTURE	NUMBER OF FIXTURE	Х	FIXTURE UNITS	II	TOTAL COLD WATER FIXTURE UNITS
	MODULAR UNIT (UNDE	R SEPAR	ATE PERMIT)		
WATER CLOSET (FLUSH TANK)	1	Χ	2.5	=	2.5
LAVATORY	1	Χ	1.0	=	1.0
BATHTUB	1	Χ	4.0	=	4.0
	SUB-TOTAL CO	DLD WAT	ER FIXTURE UNITS	=	7.5
	UNISEX R	ESTROOM	Л		
WATER CLOSET (FLUSH TANK)	1	Χ	2.5	=	2.5
LAVATORY	1	Χ	1.0	=	1.0
	SUB-TOTAL CO	DLD WAT	ER FIXTURE UNITS	=	3.5
	CONFERE	NCE ROO	М		
DRINKING FOUNTAIN	1	Χ	1.0	=	1.0
	SUB-TOTAL CO	DLD WAT	ER FIXTURE UNITS	=	1.0
	BREAK ROC	M KITCHI	EN		
KITCHEN SINK	1	Χ	1.5	=	1.5
	SUB-TOTAL CO	DLD WAT	ER FIXTURE UNITS	=	1.5
	LAUN	IDRY			
CLOTHES WASHER	2	Χ	4.0	=	8.0
	SUB-TOTAL CO	DLD WAT	ER FIXTURE UNITS	=	8.0

TOTAL COLD	WATER	FIXTURE	E CALCUL	OITA	NS
MODULAR UNIT (UNDER SEPARATE PERMIT)	4	Х	7.5	=	30.0
UNISEX RESTROOM	3	Χ	3.5	=	10.5
CONFERENCE ROOM	1	Χ	1.0	=	1.0
BREAK ROOM KITCHEN	1	Χ	1.5	=	1.5
LAUNDRY	1	Χ	8.0	= _	8.0
	TOTAL	COLD WATER	FIXTURE UNITS	=	51.0
			GPM	=	30.0

<u>GP</u>	<u>M</u>
30.	.0
120	P.S
80	P.S
0.3	P.S
13.5	P.S
5.0	P.S
5.2	P.S
30.0	P.S
54.0	P.S
25.0	P.S
-)

		WAT	ER PI	PE SI	ZING	CHAR	TS		
		9.8 XIMUM VE	(HOTERIBUTION FOR THE PSI/100	FT MAXIMI OF 8 FEET	ZING CHA UM FRICT / SECOND	ŘT (CPVC ION LOSS FOR SDR	R 11 CPVC		
PIPE SIZE			SDR 1		SCHED. 80 CPVC				
	1/2"	3/4"	1"	11/4"	1½"	2"	3"	4"	6"
GPM	2	6	13	23	32	56	100	175	398
FT FU	2	7	18	36	58	155	380	778	2651
FV FU	0	0	0	0	6	63	245	739	2651
VEL	8.0	8.0	8.0	8.0	8.0	8.0	5.0	5.0	5.0

CALCULATED MAXIMUM ALLOWABLE FRICTION LOSS 10.0 PSI/100 FEET; USE 9.8 PSI/100FT

100' OF PIPE:

COLD WATER VELOCITY NOT TO EXCEED 8 F.P.S HOT WATER VELOCITY NOT TO EXCEED 5 F.P.S

25.0 X 100

(COLD WATER) PIPING SIZING CHART (COPPER TYPE "L" - FOR WATER HEATER AND CONNECTIONS EXPOSED TO ELEMENTS) 9.8 PSI/100 FT MAXIMUM FRICTION LOSS MAXIMUM VELOCITY OF 5 FEET/ SECOND								
PIPE SIZE	1/2"	3/4"	1"	111/4"	1½"	2"	3"	4"
GPM	3	9	18	31	44	76	165	290
FT FU	3	12	26	56	103	254	719	1668
VEL	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0

(HOT WATER) PIPING SIZING CHART (COPPER TYPE "L" - FOR WATER HEATER AND CONNECTIONS EXPOSED TO ELEMENTS) 9.8 PSI/100 FT MAXIMUM FRICTION LOSS MAXIMUM VELOCITY OF 5 FEET/ SECOND								
PIPE SIZE	1/2"	3/4"	1"	11/4"	1½"	2"	3"	4"
GРM	3	7	12	19	27	48	105	185
FT FU	3	8	16	28	46	119	406	840
VEL	0	5.0	5.0	5.0	5.0	5.0	5.0	5.0

WATER PIPE SIZING CHARTS										
HOT WATER RETURN PIPING (SDR 11 CPVC) 3.0 PSI/100 FT MAXIMUM FRICTION LOSS MAXIMUM VELOCITY OF 5 FEET/ SECOND										
DIDE SIZE		SDR 11 CPVC								
PIPE SIZE	1/2"	3/"	4"	41/"	41/11	2"				
	/2	74	ļ	111/4"	1½"	2				
GPM	1.4	4.1	8.0	13.4	20.9	22.1				

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS WWW.FSYARCHITECTS.COM
MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

294-24-004 PROJECT NUMBER

CLIENT ADDRESS: 150 N. THIRD STREET CLIENT NAME: CITY OF BURBANK BURBANK, CA 91502

CONSULTANTS

10.0 P.S.I.

3825 DEL AMO BOULEVARD TORRANCE, CA 90503 PH: 310 464 8404 WWW.BREENDESIGN.COM



DRAWN BY JG, LF, WB **DESIGNED BY** KM CHECKED BY JT APPROVED BY PB

DRAWING TITLE: PLUMBING CALCULATIONS

PLAN CHECK 02/11/2025 Drawn by SEE QA/QC Checked by SEE QA/QC

P0.03

NONE

PRV-1(12)— BFP-1(2)—

GENERAL NOTES

- 1> SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS.
- 2 READ WITH SCHEMATIC RISER DIAGRAMS.
- CONTACTOR SHALL VERIFY ALL EXISTING PIPING SIZING AND LOCATIONS PRIOR TO COMMENCING WORK.

REFERENCE NOTES

- 1 4" SEWER PIPING MAIN FROM BUILDING.
- 2) 1½" DOMESTIC COLD WATER BACKFLOW PREVENTER.
- 3 4" FIRE WATER BACKFLOW PREVENTER.
- 4 EXISTING GAS METER ASSEMBLY BY GAS COMPANY.
- 5 EXISTING 2" DOMESTIC COLD WATER METER.
- 6 FIRE WATER SERVICE.
- 7 PIPING BELOW GRADE.
- 8 WASTE PIPING FROM MODULAR UNIT TO CONNECT TO NEW WASTE PIPING BELOW UNIT.
- WATER PIPING FROM MODULAR UNIT TO CONNECT TO NEW WATER PIPING.
- 10 POINT OF CONNECTION. CONNECT WASTE PIPING BELOW MODULAR UNIT TO SITE WASTE MAIN. REFER TO CIVIL PLANS.
- (11) SEE PLUMBING FLOOR PLAN FOR CONTINUATION.
- (12) NEW PRESSURE REGULATING VALVE SET TO 79 PSI. REFER TO PLUMBING SCHEDULE.

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

CLIENT NAME: CITY OF BURBANK

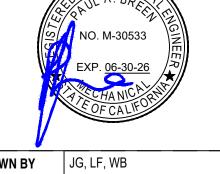
CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

294-24-004

CONSULTANTS

PROJECT NUMBER





DRAWN BY JG, LF, WB **DESIGNED BY** KM CHECKED BY JT APPROVED BY PB

DRAWING TITLE:
PLUMBING SITE PLAN

	PLAN CHECK	
Date		02/11/2025
Drawn by		SEE QA/QC
Checked by		SEE QA/QC

P1.00

3/32" = 1'-0"

GENERAL NOTES

- 1 SEE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS.
- 2 PROVIDE INSULATION FOR TRAPS ON ALL ADA ACCESS FIXTURES.
- 3 LOWER ROUGH-IN HEIGHTS FOR ALL ADA ACCESS.
- 4 HOT WATER AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED.
- 5 READ WITH SCHEMATIC RISER DIAGRAMS.
- (6) USE SOUND ISOLATION BRACKETS FOR WATER PIPING.
- 7 PROVIDE ANGLE STOPS FOR EACH INDIVIDUAL FIXTURE. READ WITH SCHEMATIC RISER DIAGRAMS.
- CONTACTOR SHALL VERIFY ALL EXISTING PIPING SIZING AND LOCATIONS PRIOR TO COMMENCING WORK.

REFERENCE NOTES

- 1 PIPING BELOW FLOOR.
- 2) PIPING AT HIGH LEVEL INSIDE CEILING SPACE.
- (3) 2" WASTE DOWN, 2" VENT UP.
- (4) 3" WASTE DOWN, 2" VENT UP.
- 5 ½" HOT & COLD WATER DOWN TO LAVATORY.
- 6 3/4" COLD WATER DOWN TO WATER CLOSET.
- 7) 3/4" HOT & COLD WATER DOWN TO CLOTHES WASHER.
- (8) PIPING AT LOW LEVEL INSIDE WALL/BELOW COUNTER.
- 9 HOT & COLD WATER SHUT-OFF VALVE IN CEILING SPACE. PROVIDE WITH ACCESS PANEL.
- (10) ELECTRIC WATER HEATER. ARCHITECT TO PROVIDE ACCESS OR DOOR. SEE DETAIL 1 OF SHEET P5.02.
- (11) TEMPERATURE MIXING VALVE.
- (12) THERMAL EXPANSION TANK.
- (13) RECIRCULATION PUMP.
- 14 ½" COLD WATER LINE DOWN TO TRAP PRIMER. RUN SEPARATE $\frac{1}{2}$ " COPPER LINE FROM TRAP PRIMER OUTLET UP TO FLOOR DRAIN TAILPIECE. PROVIDE ACCESS PANEL TO TRAP PRIMER.
- (15) 2" VENT THRU ROOF.
- (16) HOT AND COLD WATER SHUT OFF VALVE AT HIGH LEVEL INSIDE CEILING SPACE. PROVIDE WITH ACCESS PANEL.
- (17) EMERGENCY GAS SEISMIC SHUT-OFF VALVE.
- (18) SEE PLUMBING SITE PLAN FOR CONTINUATION.
- 19 POINT OF CONNECTION. CONNECT WASTE PIPING TO EXISTING WASTE PIPING BELOW GRADE.
- 20) 1/2" COLD WATER DOWN TO DRINKING FOUNTAIN. PROVIDE SHUT-OFF VALVE AT LOW LEVEL INSIDE WALL WITH ACCESS
- (21) INSTANTANEOUS WATER HEATER. SEE DETAIL 8 OF SHEET
- P5.01 FOR DETAILS. 22) ¾" GAS PIPING DOWN TO SUPPLY GAS RANGE. PROVIDE
- SHUT-OFF COCK, FLEXIBLE CONNECTION & UNION FITTING BEFORE FINAL CONNECTION.
- (23) NEW PRESSURE REGULATING VALVE SET TO 79 PSI. REFER TO PLUMBING SCHEDULE.
- (24) EXISTING WASTE PIPING AT LOW LEVEL.
- (25) 11/4" DOMESTIC COLD WATER BACKFLOW PREVENTER.
- (26) 4" FIRE WATER BACKFLOW PREVENTER.
- 27) ¾" CONDENSATE DRAIN PIPING FROM ABOVE.
- 28) 3/4" CONDENSATE DRAIN PIPING DOWN IN WALL TO LAVATORY TAILPIECE. SEE DETAIL 7 OF P5.01 FOR CONDENSATE DETAILS.

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

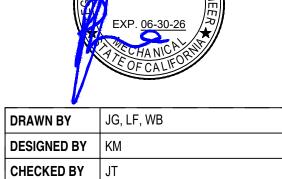
294-24-004 PROJECT NUMBER

CLIENT NAME: CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

CONSULTANTS





DRAWING TITLE: PLUMBING FLOOR PLAN

APPROVED BY PB

Checked by

PLAN CHECK 02/11/2025 SEE QA/QC Drawn by

> SEE QA/QC P2.01

1/4" = 1'-0" Scale



GENERAL NOTES

SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF PLUMBING FIXTURES.

2 READ WITH SCHEMATIC RISER DIAGRAMS.

CONNECT VENTS IN ROOF ATTIC SPACE & VERIFY EXACT LOCATIONS OF ROOF PENETRATIONS WITH ARCHITECT.

ALL SANITARY VENTS SHALL BE LOCATED A MINIMUM OF 10'-0" FROM ANY FRESH AIR INTAKES OR BUILDING OPENINGS.

REFERENCE NOTES

- 1) 2" VENT THRU ROOF.
- 2 MECHANICAL ROOFTOP PACKAGED UNIT. SEE MECHANICAL DRAWINGS.
- 3 EXHAUST AIR DUCT. SEE MECHANICAL DRAWINGS.
- 4 3/4" CONDENSATE DRAIN FROM ROOFTOP UNIT WITH CONDENSATE TRAP. SEE DETAIL 7 AND 9 OF SHEET P5.01 FOR CONDENSATE DRAIN DETAILS.
- 5 PROVIDE ROOF PIPE SUPPORT EVERY 8-0" ON CENTER. SEE DETAIL 6 OF SHEET P5.02.
- 6) $\frac{3}{4}$ " CONDENSATE DRAIN PIPING DOWN TO FLOOR BELOW.

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

CLIENT NAME: CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET

BURBANK, CA 91502

294-24-004

CONSULTANTS





DRAWN BY JG, LF, WB **DESIGNED BY** KM CHECKED BY JT APPROVED BY PB

DRAWING TITLE: PLUMBING ROOF PLAN

PLAN CHECK 02/11/2025 SEE QA/QC Drawn by Checked by SEE QA/QC

P2.02

1/4" = 1'-0"

PROJECT NUMBER CITY OF BURBANK REFERENCE NOTES EXISTING WASTE LATERAL TO CONNECT TO CIVIL UTILITY PIPING. 2 POINT OF CONNECTION. CONNECT NEW WASTE PIPING TO EXISTING WASTE PIPING. (3) 6 FIXTURE UNIT LOAD FROM MODULAR UNIT UNDER SEPARATE PERMIT. 2" VTR — (4) 12 FIXTURE UNIT LOAD FROM MODULAR UNIT UNDER SEPARATE PERMIT. ROOF ▽ 6 2 F---2"-J--- [] **└** - 2" - ¬ CEILING ▽ 3 2 2 1 4 2 8 2 └----¬ S-1 WB-1 WB-1 WC-1 4 7 3"~1 WC-1 FD-1 4 GROUND FLOOR ▽ 3"-3" DETAIL LEGEND 12 5 36 14 16 12 \bigcirc 6 SYMBOL DESCRIPTION FIXTURE UNITS CONTINUOUS WASTE & VENT RISER DIAGRAM Scale COPYRIGHT ©2025 BREEN DESIGN GROUP

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

CLIENT NAME:

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

294-24-004

CONSULTANTS

3825 DEL AMO BOULEVARD TORRANCE, CA 90503 PH: 310 464 8404 WWW.BREENDESIGN.COM



DRAWN BY JG, LF, WB **DESIGNED BY** KM CHECKED BY JT APPROVED BY PB

DRAWING TITLE: PLUMBING RISER DIAGRAM - SHEET ONE

PLAN CHECK 02/11/2025 Date
Drawn by SEE QA/QC Checked by SEE QA/QC

P4.01

N.T.S.

WATER PIPE SIZING CHARTS

(HOT AND COLD WATER) DISTRIBUTION PIPE SIZING CHART (CPVC) 9.8 PSI/100 FT MAXIMUM FRICTION LOSS MAXIMUM VELOCITY OF 8 FEET/ SECOND FOR SDR 11 CPVC MAXIMUM VELOCITY OF 5 FEET/ SECOND FOR SCHED. 80 CPVC

PIPE SIZE			SCHED. 80 CPVC						
•	1/2"	3/4"	1"	11/4"	1½"	2"	3"	4"	6"
GPM	2	6	13	23	32	56	100	175	398
FT FU	2	7	18	36	58	155	380	778	2651
FV FU	0	0	0	0	6	63	245	739	2651
VEL	8.0	8.0	8.0	8.0	8.0	8.0	5.0	5.0	5.0

(COLD WATER)	
PIPING SIZING CHART	

(COPPER TYPE "L" - FOR WATER HEATER AND CONNECTIONS EXPOSED TO ELEMENTS) 9.8 PSI/100 FT MAXIMUM FRICTION LOSS MAXIMUM VELOCITY OF 5 FEET/ SECOND

PIPE SIZE	1/2"	3/4"	1"	11/4"	1½"	2"	3"	4"
GPM	3	9	18	31	44	76	165	290
FT FU	3	12	26	56	103	254	719	1668
VEL	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0

(HOT WATER)

PIPING SIZING CHART (COPPER TYPE "L" - FOR WATER HEATER AND CONNECTIONS EXPOSED TO ELEMENTS) 9.8 PSI/100 FT MAXIMUM FRICTION LOSS MAXIMUM VELOCITY OF 5 FEET/ SECOND

PIPE SIZE	1/2"	3/4"	1"	11/4"	1½"	2"	3"	4"
GPM	3	7	12	19	27	48	105	185
FT FU	3	8	16	28	46	119	406	840
VEL	0	5.0	5.0	5.0	5.0	5.0	5.0	5.0

WATER PIPE SIZING CHARTS

HOT WATER RETURN PIPING (SDR 11 CPVC) 3.0 PSI/100 FT MAXIMUM FRICTION LOSS

		MAXIMUM VE	LOCITY OF 5 F	EET/ SECOND							
PIPE SIZE	SDR 11 CPVC										
PIPE SIZE	1/2"	3/4"	1"	11/4"	1½"	2"					
GPM	1.4	4.1	8.0	13.4	20.9	22.1					
VEL	2.5	3.3	3.9	4.5	4.8	5.0					

TOTAL GAS LOAD CALCULATION							
GAS EQUIPMENT	QTY	Х	BTUH	Ш	CFH		
GAS RANGE	1	Χ	65000	=	65.0		
		TOT	AL GAS LOAD	=	65.0		

TOTAL SYSTEM DEMAND 65.0 CFH
TOTAL MEASURED LENGTH 108 FT
TOTAL DEVELOPED LENGTH IS 135 FT
USE 150' COLUMN CPC TABLE 1216.2(1)
FOR LOW PRESSURE GAS

LOW PRESSURE GAS SYSTE	М
DEV. PIPE LENGTH: 150 FT.	
1/2" 40	
3/4" 83	
1" 157	
11/4" 322	
1½" 482	
2" 928	
3" 2610	

GAS PIPE SCHEDULE

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

2902 KNOX AVE, 2ND FLOOR

WWW.FSYARCHITECTS.COM

LOS ANGELES, CA 90039

TEL: 323.255.4343

FAX: 323.255.4848

ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall

constitute conclusive evidence of these restrictions.

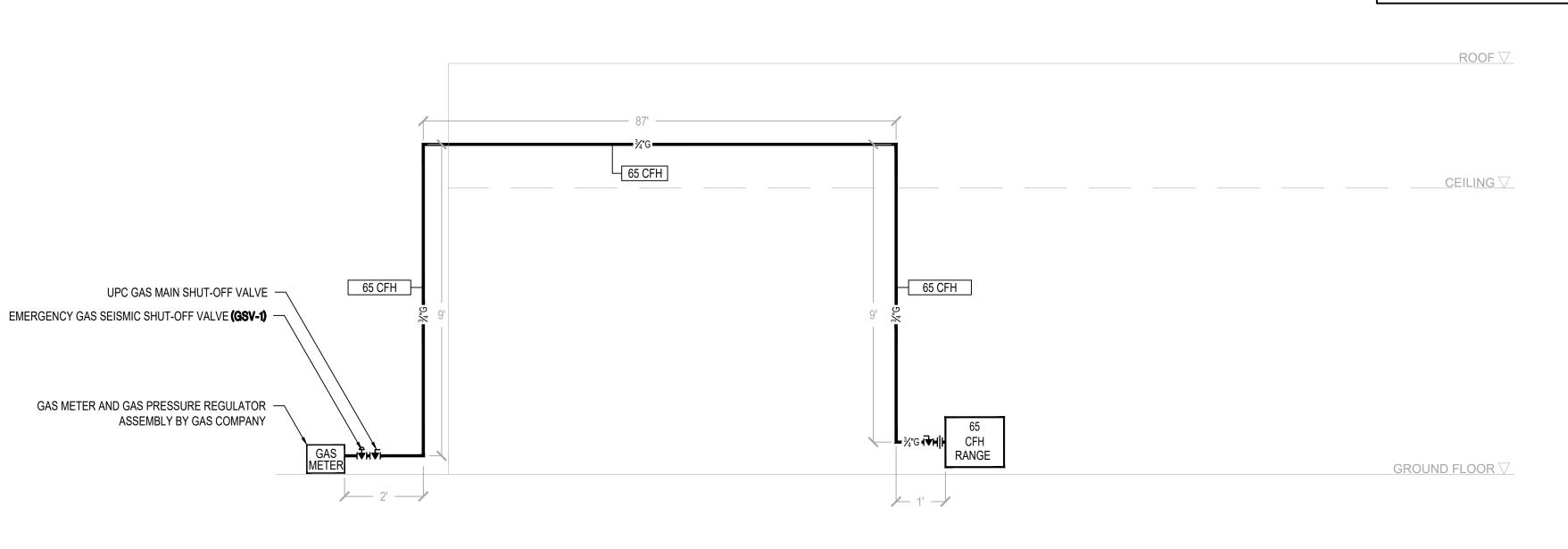
PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

294-24-004 PROJECT NUMBER

CLIENT NAME: CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

CONSULTANTS



DETAIL LEGEND SYMBOL DESCRIPTION XXX CUBIC FEET PER HOUR (CFH)

BUILDING GAS RISER DIAGRAM

REFERENCE NOTES

- 1 PROVIDE ACCESS PANEL.
- (2) EXISTING 2" DOMESTIC COLD WATER METER TO REMAIN.
- 3 11/4" DOMESTIC COLD WATER BACKFLOW PREVENTER.
- 4 POINT OF CONNECTION. CONNECT NEW 1½" COLD WATER MAIN TO EXISTING WATER METER. CONTRACTOR TO FIELD VERIFY THE EXACT SIZE AND LOCATION OF EXISTING PIPING BEFORE MAKING FINAL CONNECTIONS.
- (5) WATER PIPING FROM MODULAR UNIT TO CONNECT TO NEW WATER PIPING. REFER TO PLUMBING SITE PLAN.





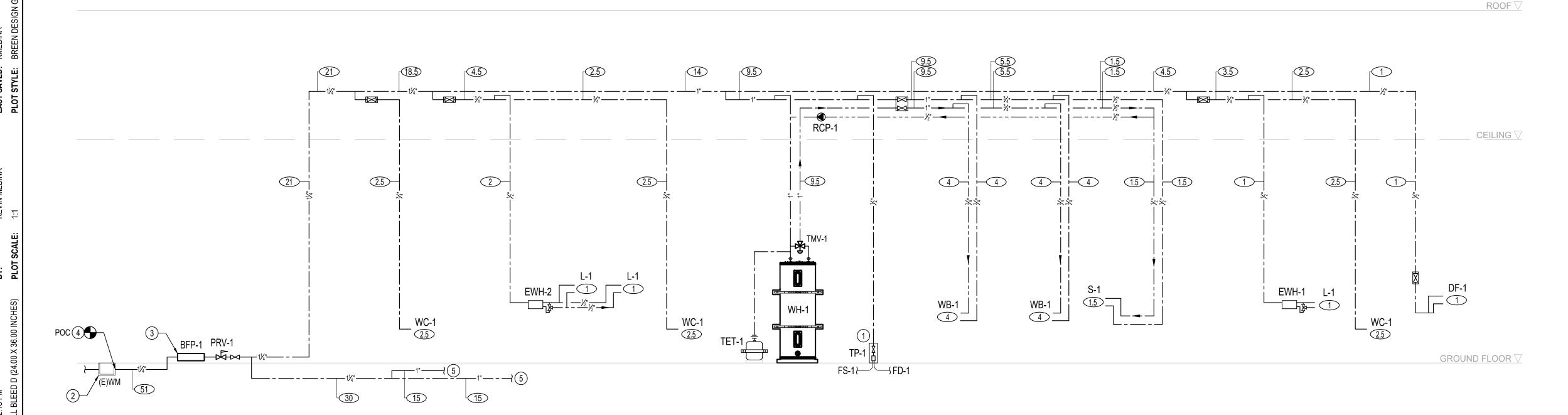
DRAWN BY	JG, LF, WB
DESIGNED BY	KM
CHECKED BY	JT
APPROVED BY	РВ

DRAWING TITLE: PLUMBING RISER DIAGRAM - SHEET TWO

PLA	N CHECK
Date	02/11/202
Drawn by	SEE QA/Q0
Checked by	SEE QA/Q0

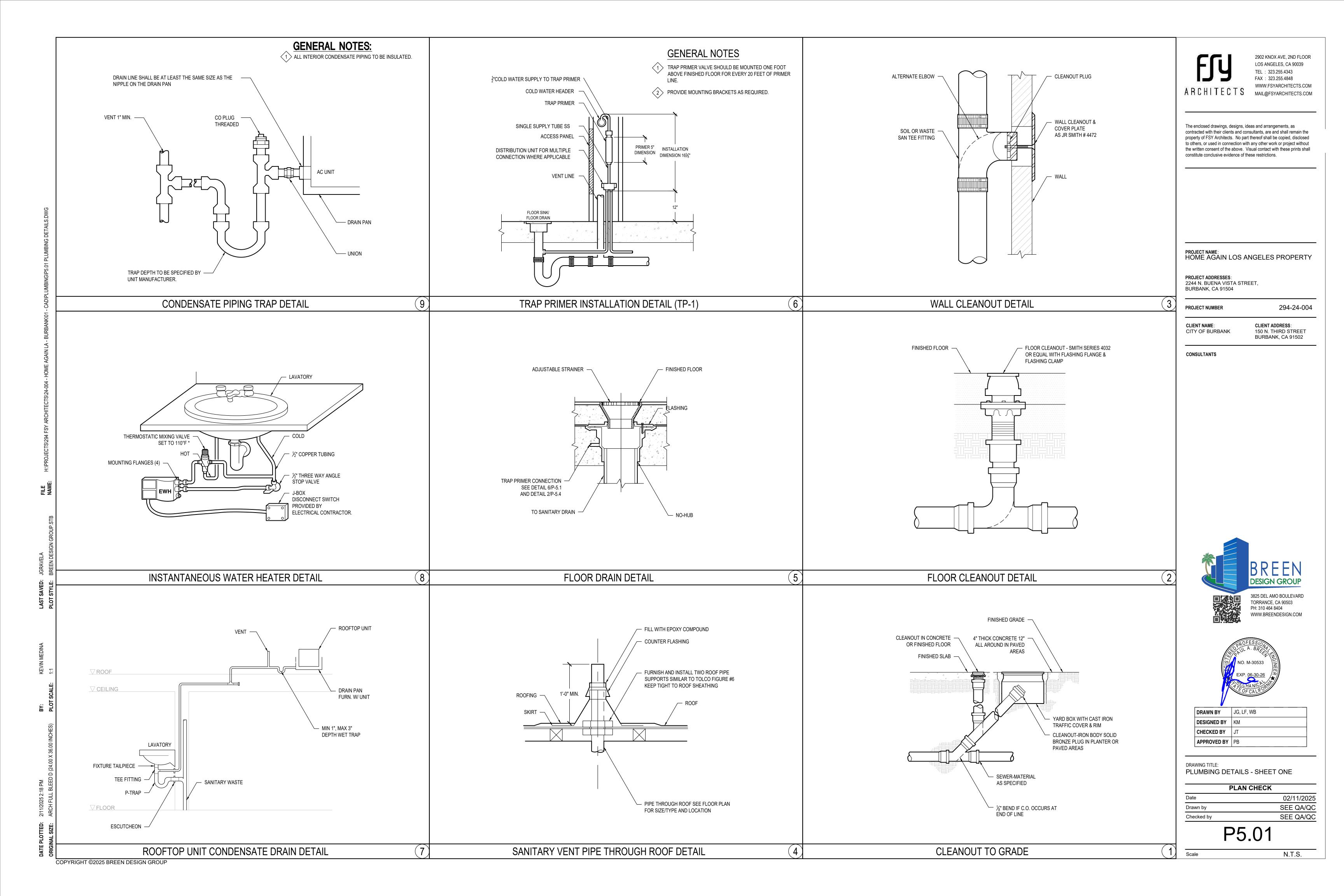
P4.02

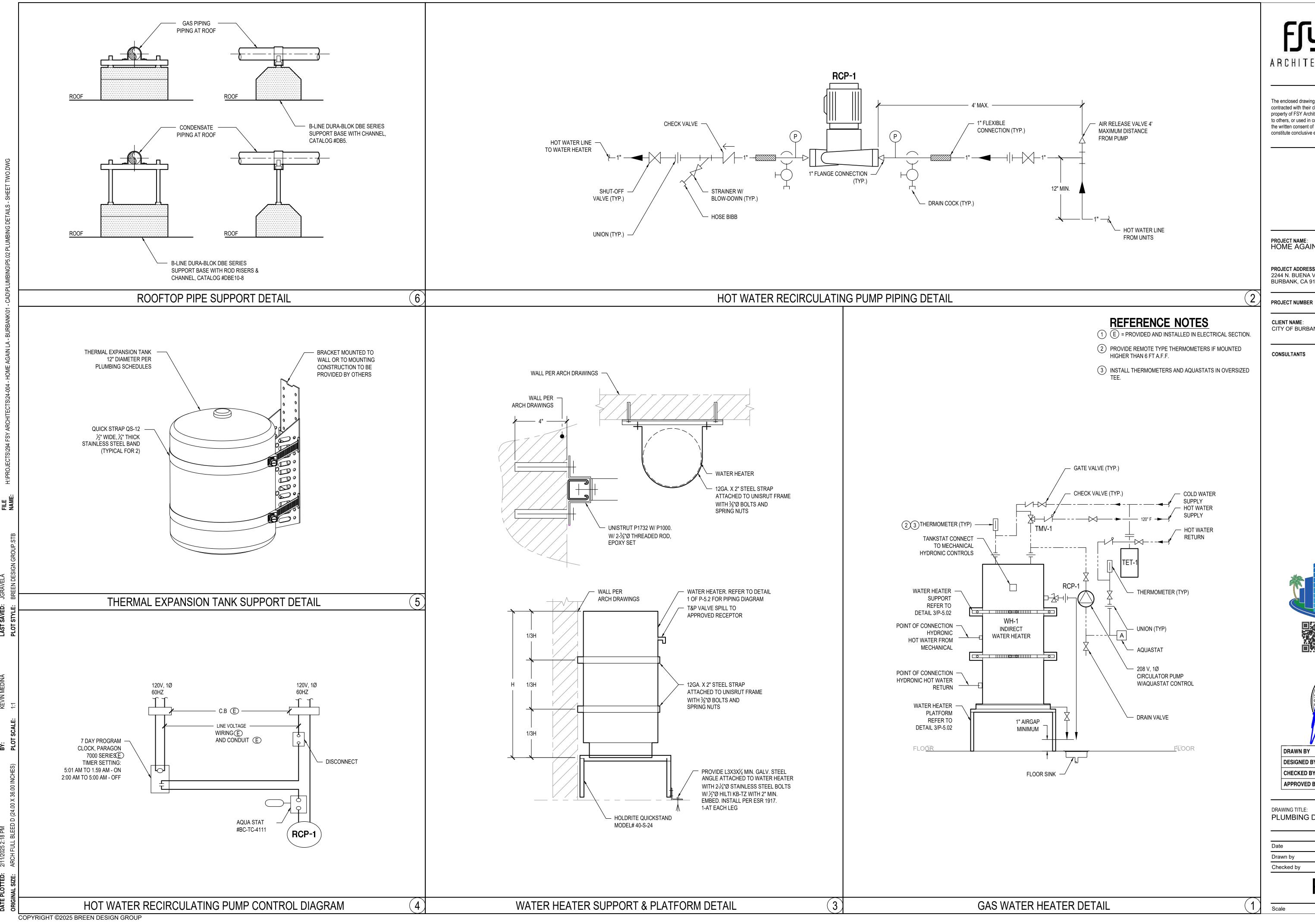
N.T.S.



DETAIL LEGEND SYMBOL DESCRIPTION XX FIXTURE UNITS

HOT AND COLD WATER RISER DIAGRAM





2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

294-24-004

CLIENT ADDRESS: CITY OF BURBANK 150 N. THIRD STREET BURBANK, CA 91502

CONSULTANTS

3825 DEL AMO BOULEVARD TORRANCE, CA 90503 PH: 310 464 8404 WWW.BREENDESIGN.COM



DRAWN BY JG, LF, WB **DESIGNED BY** KM CHECKED BY APPROVED BY PB

DRAWING TITLE: PLUMBING DETAILS - SHEET TWO

PLAN CHECK 02/11/2025 SEE QA/QC Drawn by SEE QA/QC Checked by

P5.02

N.T.S.

- 1. THE DRAWINGS DESCRIBE THE SYSTEMS. FURNISH ALL MATERIAL AND DO ALL WORK REQUIRED AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. FURNISH AND INSTALL ALL NEW MATERIAL AND EQUIPMENT AS REQUIRED TO PRODUCE A COMPLETE OPERATING SYSTEM. ALL WORK SHALL COMPLY WITH 2022 EDITION OF THE CALIFORNIA ELECTRICAL CODE (BASED ON 2020 NEC).
- 2. CODES AND PERMITS: ALL ELECTRICAL EQUIPMENT, INSTALLATION, ETC., SHALL CONFORM TO 2022 CITY CODES INCLUDING CALIFORNIA TITLE 24. CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING PARTS OF TITLE 24, CALIFORNIA CODE OF REGULATIONS (COR):
 - TITLE 24, PART 2, CCR (2022 CALIFORNIA BUILDING CODE)
 TITLE 24, PART 3, CCR (2022 CALIFORNIA ELECTRICAL CODE)
 TITLE 24, PART 4, CCR (2022 CALIFORNIA MECHANICAL CODE)
 TITLE 24, PART 5, CCR (2022 CALIFORNIA PLUMBING CODE)
 TITLE 24, PART 9, CCR (2022 CALIFORNIA FIRE CODE)
 CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS & INSPECTIONS.
- 3. PROVIDE AND INSTALL ALL MATERIALS IN CONFORMANCE WITH 2022 CALIFORNIA ELECTRICAL CODE (BASED ON 2020 NEC) WITH THE CITY OF BURBANK AMENDMENTS, ORDINANCES AND LOCAL AUTHORITIES HAVING JURISDICTION. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE INSPECTING AUTHORITY AND THE MANUFACTURER'S RECOMMENDATIONS.
- 4. FOR PURPOSES OF CLEARNESS AND LEGIBILITY, THE ELECTRICAL DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC. THE SIZE AND LOCATION OF EQUIPMENT IS SHOWN TO SCALE WHEREVER POSSIBLE. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS.
- THE SYMBOLS DESIGNATING CONDUIT SIZES AND QUANTITIES OF BRANCH CIRCUIT WIRING DO NOT INCLUDE THE EQUIPMENT GROUNDING CONDUCTOR REQUIRED. INSTALL REQUIRED EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS, SIZE PER CEC 250-122, EQUIPMENT GROUNDING CONDUCTOR SHALL BE GREEN.
- 6. BEFORE SUBMITTING BID, BECOME THOROUGHLY FAMILIAR WITH ACTUAL EXISTING CONDITIONS AT THE BUILDING. THE INTENT OF THE WORK IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREINAFTER. BY THE ACT OF SUBMITTING A BID PROPOSAL FOR WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH A STUDY AND EXAMINATION AND TO ACCEPT ALL CONDITIONS PRESENT AT THE SITE. NO REQUEST FOR ADDITIONAL PAYMENT SHALL BE CONSIDERED AS VALID, DUE TO FAILURE TO ALLOW FOR CONDITIONS WHICH MAY EXIST.
- REFER TO ALL DRAWINGS FOR ADDITIONAL INFORMATION, EXACT EQUIPMENT LOCATION, MOUNTING HEIGHTS, MOUNTING REQUIREMENTS AND MAKE ALL FINAL ELECTRICAL CONNECTIONS TO ALL ELECTRICAL EQUIPMENT AS REQUIRED.
- B. LOCATIONS OF CEILING MOUNTED DEVICES SHOWN ON THE ARCHITECTURAL DRAWINGS
 TAKE PRECEDENCE OVER THOSE SHOWN ON THE ELECTRICAL DRAWINGS.
 CONTRACTOR TO COORDINATE WITH OTHER TRADES FOR ADDITIONAL INFORMATION,
 EQUIPMENT LOCATION, MOUNTING HEIGHTS, MOUNTING REQUIREMENTS AND MAKE
 FINAL CONNECTIONS TO ALL ELECTRICAL EQUIPMENT.
- 9. CONTRACTOR'S BID SHALL BE BASED ON ALL WORK SHOWN ON THE PLANS AND SPECIFICATIONS. ALL PREMIUM TIME COSTS REQUIRED SHALL BE INCLUDED IN HIS BID. IF CONTRACTOR PROPOSES TO SUBSTITUTE FOR EQUIPMENT SPECIFIED, HE SHALL SUBMIT HIS REQUEST FOR CONSIDERATION TO THE OWNER AND ENGINEER PRIOR TO THE BID, IN WRITING. ALL SUBSTITUTIONS MUST BE REVIEWED BY THE ENGINEER. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE AT HIS OWN EXPENSE FOR ANY CHANGES RESULTING FROM HIS PROPOSED SUBSTITUTIONS WHICH MAY AFFECT OTHER PARTS OF HIS OWN WORK OR THE WORK OF OTHER CONTRACTORS.
- CONTRACTOR TO PROVIDE TEMPORARY ELECTRICAL SERVICE SUITABLE TO CONDUCT CONSTRUCTION WORK.
- 11. REFER TO REFLECTED CEILING PLAN FOR EXACT LOCATION OF ALL LIGHTING FIXTURES, SMOKE DETECTORS AND FIRE ALARM DEVICES.
- 12. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND SHALL BEAR THE UNDERWRITERS LABEL (UL) AND BE INSTALLED IN THE MANNER FOR WHICH THEY ARE DESIGNED AND APPROVED.
- 13. ANY SUBSTITUTIONS OF SPECIFIED MATERIALS REQUIRE WRITTEN NOTIFICATION BY THE CONTRACTOR AND FORMAL APPROVAL BY OWNER REPRESENTATIVE AND/OR THE ENGINEER.
- 14. SEAL ALL NEW CONDUIT PENETRATIONS THROUGH FIRE RATED WALLS, CEILINGS, FLOORS, ETC., TO MAINTAIN EXISTING FIRE RATING CONDITIONS. FURNISH AND INSTALL FIRE RATED ENCLOSURES FOR ALL EQUIPMENT PENETRATING INTO FIRE RATED ENVELOPES, SPACES, ETC.
- 15. WHENEVER CONDUITS PENETRATE A PERIMETER WALL, IT IS TO BE SEALED IN AN APPROVED MANNER.
- 16. PROVIDE AN ENCLOSURE OF EQUAL FIRE RESISTANT RATING AROUND ALL FIXTURES AND EQUIPMENT INSTALLED IN OR PENETRATING THROUGH FIRE RATED SEPARATIONS.
- 17. OUTLET BOXES AND PANELS INSTALLED IN FIRE RATED WALLS AND CEILINGS SHALL NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL OR CEILING AREA. INDIVIDUAL OUTLET BOXES OR FIXTURES SHALL BE STEEL AND NOT GREATER THAN 16 SQUARE INCHES.
- 18. ALL ROOF PENETRATIONS SHALL BE THROUGH ROOF CURB.
- 19. ISOLATED EQUIPMENT GROUNDING CONDUCTOR INSULATION SHALL BE GREEN WITH A YELLOW STRIPE. EQUIPMENT GROUNDING CONDUCTOR SHALL BE GREEN.
- 20. ALL DEVICES INSTALLED OUTSIDE OR SUBJECT TO WATER SPRAY SHALL BE APPROVED FOR WET LOCATION. ALL DEVICES SUBJECT TO VAPORS, STEAM AND MOISTURE SHALL BE APPROVED FOR DAMP LOCATION. FOR WALL MOUNTED OUTLETS EXACT LOCATION AND MOUNTING HEIGHTS, REFER TO ARCHITECTURAL DRAWINGS INTERIOR ELEVATIONS IF PROVIDED.
- 21. INSTALL "GFCI" GROUND FAULT INTERRUPTER RECEPTACLES WITHIN 6 FEET OF A SINK OR ANY AREA SUBJECT TO WATER SPRAY.
- 22. INSTALL "GFCI" GROUND FAULT INTERRUPTER RECEPTACLES WITH WEATHERPROOF COVER ON ROOF WITHIN 25 FEET OF "HVAC" EQUIPMENT, MOUNT RECEPTACLE ON UNISTRUT SUPPORT.

- 23. SWITCHES AND RECEPTACLES SHALL BE 20 AMP SPECIFICATION GRADE (HUBBELL #5362 AND #1221 OR EQUAL). SPECIAL RECEPTACLES SHALL MATCH EQUIPMENT SERVED.
- 24. GENERAL DUPLEX CONVENIENCE OUTLETS SHALL BE WHITE COLOR FACEPLATE.
- 25. DUPLEX CONVENIENCE WITH ISOLATED GROUND TYPE SHALL BE WHITE WITH ORANGE TRIANGLE MARKING.
- 26. RECEPTACLES ON EMERGENCY POWER SHALL BE COLOR RED.
- 27. RECEPTACLE COVER PLATES SHALL BE LABELED WITH A LABEL MAKER SHOWING PANEL NAME AND CIRCUIT NUMBER.
- 24. ALL LIGHT FIXTURES SHALL BE FURNISHED AND INSTALLED COMPLETE WITH ALL NECESSARY HARDWARE, FITTINGS LAMPS AND BALLAST. BALLASTS HARMONICS MAY NOT EXCEED THE TOTAL HARMONIC DISTORTION ALLOWABLE BY THE LOCAL ELECTRICAL UTILITY COMPANY LAMPS SHALL HAVE A CRI RATING OF 80 OR HIGHER. BALLASTS AND FIXTURES SHALL BE C.E.C. CERTIFIED.
- 25. PROVIDE SUPPORT FOR ALL LIGHTING FIXTURES AND ALL ELECTRICAL EQUIPMENT TO COMPLY WITH THE SEISMIC REQUIREMENTS OF THE CURRENT CALIFORNIA BUILDING AND ELECTRICAL CODES AND LOCAL AUTHORITIES.
- 26. PROVIDE PENDANT MOUNTED LIGHTING FIXTURES WITH STEMS OF SUFFICIENT LENGTH TO CLEAR PIPING AND VENTILATING DUCTS. COORDINATE LOCATION OF LIGHTING FIXTURES WITH DUCTS, PIPING AND EQUIPMENT PRIOR TO INSTALLATION OF CONDUITS AND LIGHTING FIXTURES.
- 27. FUSES FOR MOTOR PROTECTION SHALL BE PER NAMEPLATE RATING OF EQUIPMENT SPECIFIED.MANUAL MOTOR STARTERS FOR FRACTIONAL HORSEPOWER MOTORS SHALL BE SQUARE 'D' WITH OVERLOAD PROTECTION. PROVIDE OVERLOAD PROTECTION IN EACH PHASE FOR THREE PHASE MOTORS.
- 28. PROVIDE NAMEPLATES FOR ALL PANELBOARDS, DISTRIBUTION BOARDS, DISCONNECTS TRANSFORMERS, MOTOR STARTERS, TERMINAL CABINETS AND ALL ELECTRICAL EQUIPMENT IDENTIFIED BY NAME ON DRAWINGS.
- 29. BUILDING SERVICE ENTRANCE GROUNDING SYSTEM NOT EXCEED EARTH RESISTANCE OF 25 OHMS.
- 30. PROVIDE ALL ROUGH-IN WORK AND MAKE FINAL CONNECTIONS REQUIRED TO ALL EQUIPMENT. VERIFY EXACT POINT OF CONNECTION AND TYPE OF RECEPTACLES REQUIRED WITH RESPECTIVE EQUIPMENT SUPPLIER.
- 31. IN ADDITION TO JUNCTION BOXES INDICATED ON DRAWINGS, INSTALL JUNCTION BOXES AND PULL BOXES FOR CABLE SPLICES, CABLE PULLING AND CONNECTIONS NECESSARY FOR THE INSTALLATION OF A COMPLETE OPERATING SYSTEM. JUNCTION BOXES AND PULL BOXES SHALL BE ACCESSIBLE. LABEL JUNCTION BOXES AND PULL BOXES WITH APPROPRIATE DESIGNATION, MAXIMUM (3) 90° BENDS.
- 32. INSTALLATION OF 600 VOLTS CONDUCTORS, SHALL BE CONTINUOUS BETWEEN OUTLETS OR JUNCTION BOXES. MAKE SPLICES IN OUTLET BOXES, PULLBOXES, GUTTERS AND/OR PANELBOARD. DO NOT SPLICE PANELBOARD FEEDERS.
- 33. MAIN FEEDER CONDUITS SHALL BE RIGID METAL CONDUITS/ELECTRICAL METALLIC TUBING UNLESS OTHERWISE NOTED. STEEL FLEXIBLE CONDUITS FOR SHORT EQUIPMENT CONNECTIONS, EQUIPMENT CONNECTIONS SUBJECT TO VIBRATIONS AND EQUIPMENT LOCATED OUTSIDE OR SUBJECT TO WATER SPRAY MAKE CONNECTIONS WITH LIQUID-TIGHT CONDUIT AND WEATHERPROOF COMPONENTS, LENGTH IS LIMITED TO SIX FEET, PROVIDE EQUIPMENT GROUNDING CONDUCTOR SIZE PER 2022 CEC TABLE 250.122.
- 34. PAINT ALL NEW EXPOSED ELECTRICAL RACEWAYS, CABINETS, ENCLOSURES AND FITTINGS TO MATCH ADJACENT FINISHES. EXPOSED CONDUIT RUNS SHALL BE INSTALLED AS CLOSED AS POSSIBLE TO THE CEILING.
- 35. CONDUIT STUBBED-OUTS AND CONDUIT STUBBED-UPS SHALL BE PROVIDED WITH
- 36. PROVIDE PULL STRING IN EMPTY CONDUITS INSTALLED AS PART OF THIS PROJECT
- 37. UNLESS OTHERWISE NOTED PROVIDE COPPER CONDUCTORS, MINIMUM SIZE #12 AWG. PROVIDE SOLID CONDUCTORS #10 AWG AND SMALLER UNLESS OTHERWISE NOTED. PROVIDE STRANDED CONDUCTORS #8 AWG AND LARGER UNLESS OTHERWISE NOTED. USE CONDUCTORS WITH THHN/THWN 600 VOLTS INSULATION FOR SIZES #6 AWG AND SMALLER, UNLESS OTHERWISE NOTED. CONDUCTORS #4 AWG AND LARGER SHALL BE THHW INSULATION, UNLESS OTHERWISE NOTED.
- 38. DELIVER ALL CONDUCTORS TO THE JOB SITE IN ORIGINAL UNBROKEN CARTON OR REEL, PROPERLY TAGGED WITH U.L. LABEL, SIZE, MANUFACTURER'S TRADE NAME AND THE DATE MANUFACTURED.
- 39. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN WORK AREA CLEAR OF DEBRIS ON DAILY BASIS DURING CONSTRUCTION.
- 40. ALL UTILITIES HOOKUPS REQUIRED DURING OFF HOURS WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- 41. NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN DEDICATED WORKING SPACE OF EQUIPMENT, INCLUDING THE DEDICATED SPACE BETWEEN THE TOP OF EQUIPMENT TO THE STRUCTURAL CEILING ABOVE. ALL FOREIGN INSTALLATION WITHIN THE SPACE (I.E. FIRE SPRINKLER, ETC) SHALL BE INSTALLED IN ACCORDANCE WITH CEC 2022 110.26(E)(1)(c) THROUGH (d).
- 42. IDENTIFY DATA & COMMUNICATION PULL ROPE OR CABLE AT BOTH ENDS DESIGNATING OPPOSITE TERMINATIONS.
- 43. USE PLASTIC COATED SELF-STICKING MARKERS SUCH AS THOMAS & BETTS E-Z CODE FOR IDENTIFICATION OF CONDUCTORS AND METAL EDGE BANDED PAPER TAGS ON PULL ROPES.
- 44. PROVIDE A TYPE WRITTEN PANELBOARD DIRECTORY.
- 45. FIRE ALARM SYSTEM SHALL BE DESIGN BUILD. DEFERRED APPROVAL.
- 46. ALL RECEPTACLES SHALL BE INSTALLED WITH GROUND PLUG UP.

47. ELECTRICAL OUTLETS WITHIN THE ACCESSIBLE UNITS SHALL BE INSTALLED PER THE FOLLOWING REQUIREMENTS:

GENERAL NOTES

- A. ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM.
- B. IF THE REACH IS OVER A PHYSICAL BARRIER OR AN OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE CABINET), RECEPTACLES SHALL BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN SECTION 1138A.3. PHYSICAL BARRIERS AND OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25 INCHES FROM THE WALL BENEATH THE RECEPTACLE.
- C. RECEPTACLE OUTLETS THAT DO NOT SATISFY THESE SPECIFICATIONS ARE ACCEPTABLE PROVIDED THAT COMPARABLE RECEPTACLE OUTLETS, THAT PERFORM THE SAME FUNCTIONS, ARE PROVIDED WITHIN THE SAME AREA AND ARE ACCESSIBLE.
- D. RECEPTACLE OUTLETS INSTALLED AS PART OF PERMANENTLY INSTALLED BASEBOARD HEATERS ARE EXEMPT.
- E. REQUIRED RECEPTACLE OUTLETS SHALL BE PERMITTED IN FLOORS WHEN ADJACENT TO SLIDING PANELS OR WALLS.
- F. BASEBOARD ELECTRICAL OUTLETS USED IN RELOCATABLE PARTITIONS, WINDOW WALLS OR OTHER ELECTRICAL CONVENIENCE FLOOR OUTLETS ARE NOT SUBJECT TO MINIMUM HEIGHT REQUIREMENTS.
- 53. CONTROLS OR SWITCHES WITHIN THE ACCESSIBLE UNITS SHALL BE INSTALLED PER THE FOLLOWING REQUIREMENTS:
 - A. CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, ALARMS OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM.
 - B. IF THE REACH IS OVER A PHYSICAL BARRIER OR AN OBSTRUCTION FOR EXAMPLE, A KITCHEN BASE CABINET), SWITCHES AND CONTROLS SHALL BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN SECTION 1138A.3. PHYSICAL BARRIERS OR OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25 INCHES FROM THE WALL BENEATH A SWITCH OR CONTROL.
 - C. SWITCHES AND CONTROLS THAT DO NOT SATISFY THESE SPECIFICATIONS ARE ACCEPTABLE PROVIDED THAT COMPARABLE CONTROLS OR OUTLETS, THAT PERFORM THE SAME FUNCTIONS, ARE PROVIDED WITHIN THE SAME AREA AND ARE ACCESSIBLE.
- 54. AT ALL ELECTRICAL PANELS AND APARTMENT UNIT LOAD CENTER (MULTI-CIRCUITS INSTALLATIONS) CONTRACTOR SHALL PROVIDE BREAKERS TIE CUP ON ALL MULTI-BRANCH CIRCUITS USE IN A COMMON HOMERUN CONDUIT RACEWAY INSTALLATION PER CEC 210.4.
- 55. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION.
- 56. ELEVATOR INSTALLATIONS AND OPERATIONS IN HIGH-RISE BUILDINGS SHALL COMPLY WITH CHAPTER 30 OF THE BUILDING CODE.
- 57. MC CABLES SHALL BE INSTALLED AND USED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 330 OF THE N.E.C.
- 58. ALL 120-VOLT, SINGLE PHASE, 15- AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- 59. ALL EQUIPMENT AND DEVICES INSTALLED OUTDOOR SHALL BE WEATHERPROOF AND IN NEMA ENCLOSURE.
- 60. ALL 120 VOLT, 15 AND 20 AMPERE RECEPTACLES IN DWELLING UNITS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.12.
- 61. PROVIDE ILLUMINATED EXIT SIGNS PER 2022 C.B.C. (MAXIMUM SPACING IS 100 FT AND VISIBLE FROM ALL AREAS).
- 62. PROVIDE WEATHERPROOF GFCI OUTLET AT EACH BALCONY ON A DEDICATED CIRCUIT.
- 63. EACH OUTLET IN THE BATHROOM AND TWO SMALL APPLIANCE CIRCUIT IN THE KITCHEN COUNTER SHALL BE GFCI TYPE.
- 64. SHOP DRAWINGS AND SUBMITTALS:
 - A. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL EQUIPMENT AND DEVICES TO BE PROVIDED IN THE PROJECT FOR ENGINEER'S REVIEW AND APPROVAL. SELECTED EQUIPMENT SHALL BE MARKED-UP IN THE CUT SHEETS INDICATING THE ELECTRICAL SPECIFICATIONS/REQUIREMENT (I.E. VOLTAGE, AMPS, FLA, HP) AND ALL OTHER OPTIONS.
 - B. CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT THAT HE/SHE HAS READ AND UNDERSTAND THE DOCUMENTS BEING SUBMITTED.
- 65. THE CONTRACTOR SHALL ANTICIPATE THE NORMAL SHRINKAGE OF THE WOOD FRAMING BOTH DURING CONSTRUCTION AND FOR A PERIOD OF TIME THEREAFTER. IN ORDER TO PREVENT DAMAGE DUE TO SUCH SHRINKAGE, THE FOLLOWING MEASURES SHALL BE TAKEN DURING INSTALLATION OF PLUMBING LINES, GAS LINES AND OTHER ELEMENTS WHICH WOULD BE ADVERSELY AFFECTED BY SHRINKAGE.
 - A. RAFTERS, JOISTS AND PLATES SHALL BE "S" DRY MATERIAL THROUGHOUT.
 - B. PROVIDE SWING JOISTS ON BRANCHES CONNECTING TO RISERS.

- C. VALVES CONNECTING TO RISERS SHALL BE OF COPPER TUBING INSTALLED

 1. OUTDOOR LIGHTING SYSTEMS
- D. WHERE PLASTER, DRYWALL OR TILE IS INSTALLED AROUND HORIZONTAL PIPING PROVIDE FOR MOVEMENT BY PROVIDING CLEAR SPACE TO PIPE LINES TO PERMIT DOWNWARD MOVEMENT OF STRUCTURE.

SO AS TO PERMIT MOVEMENT OF THE STRUCTURE.

- E. VENTS SHALL BE INSTALLED WITH DOUBLE FLASHING WHICH WILL PERMIT MOVEMENT WITHOUT COMPROMISING WATER TIGHTNESS OF INSTALLATION.
- F. PROVIDE HORIZONTAL SCREEDS IN STUCCO AT ELEVATION OF TOP OF FLOOR JOISTS AT SECOND, THIRD AND FOURTH FLOORS.
- 66. AVAILABLE FAULT CURRENT.
 - A. MARKING. SERVICE EQUIPMENT SHALL BE LEGIBLY MARKED IN THE FIELD WITH MAXIMUM AVAILABLE FAULT CURRENT. THE FIELD MARKINGS SHALL INCLUDE THE DATE THE FAULT CURRENT CALCULATION WAS PERFORMED ND BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.
 - B. MODIFICATIONS. WHEN MODIFICATIONS TO THE ELECTRICAL INSTALLATION OCCUR, THAT AFFECT THE MAXIMUM AVAILABLE FAULT CURRENT AT THE SERVICE, THE MAXIMUM AVAILABLE FAULT CURRENT SHALL BE VERIFIED OR RECALCULATED AS NECESSARY TO ENSURE THE SERVICE EQUIPMENT INTERRUPTING RATINGS ARE SUFFICIENT FOR THE MAXIMUM AVAILABLE FAULT CURRENT AT THE LINE TERMINALS OF THE EQUIPMENT. THE REQUIRED FIELD MARKINGS IN A. ABOVE SHALL BE ADJUSTED TO REFLECT THE NEW LEVEL OF MAXIMUM AVAILABLE FAULT CURRENT. PROVIDE FAULT CURRENT CALCULATIONS THAT SHOW UTILITY CONTRIBUTION AND SHOW ON DRAWINGS FIELD MARKINGS.
- 67. SERVICE CONDUCTORS SUPPLYING A BUILDING OR OTHER STRUCTURE SHALL NOT PASS THROUGH THE INTERIOR OF ANOTHER BUILDING OR STRUCTURE. THE SEPARATELY METERES AREAS SHALL NOT FEED OTHER SEPARATELY METERES AREAS.
- 68. ALL INTERIOR UNDERGROUND CONDUITS SHALL BE UNDER THE SLAB.
- 69. COMMON GROUNDING ELECTRODE. WHERE AN AC SYSTEM IS CONNECTED TO A GROUNDING ELECTRODE IN OR AT A BUILDING OR STRUCTURE, THE SAME ELECTRODE SHALL BE USED TO GROUND CONDUCTOR ENCLOSURES AND EQUIPMENT IN OR ON THE BUILDING OR STRUCTURE. WHERE SEPARATE SERVICES, FEEDERS, OR BRANCH CIRCUITS SUPPLY A BUILDING AND ARE REQUIRED TO BE CONNECTED TO A GROUNDING ELECTRODE(S), THE SAME GROUNDING ELECTRODE(S) SHALL BE USED. TWO OR MORE GROUNDING ELECTRODES THAT ARE BONDED TOGETHER SHALL BE CONSIDERED AS A SINGLE GROUNDING ELECTRODE SYSTEM IN THIS SENSE.
- 70. ALL UTILITY CONDUCTORS INCLUDING ELECTRICAL SERVICE, TELEPHONE SERVICE, AND CABLE TELEVISION MUST BE PLACED UNDERGROUND FROM THEIR POINT OF ORIGIN AT THE UTILITY POLE TO THE SERVICES METER OR TERMINATION POINT AT THE STRUCTURE.
- 71. ELECTRICAL EQUIPMENT, SUCH AS SWITCHBOARDS, PANEL BOARDS, INDUSTRIAL CONTROL PANELS, METER SOCKET ENCLOSURES, AND MOTOR CONTROL CENTERS, THAT ARE LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE WHILE ENERGIZED SHALL BE FIELD MARKED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS. THE MARKING SHALL BE LOCATED SO AS TO BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTMENT, SERVICING, OR MAINTENANCE OF THE EQUIPMENT.
- 72. NOT REQUIRED FOR SINGLE-UNIT RESIDENTIAL DWELLINGS, DUPLEXES, OR TOWNHOMES WITHOUT SOLAR PHOTOVOLTAIC SYSTEMS. FIRE ALARM DEVICES AND DETAILS SHOWN ON ELECTRICAL PLANS ARE FOR REFERENCE ONLY. SUBMIT A SEPARATE DRAWING PACKAGE FOR FIRE ALARM REVIEW AND APPROVAL.
- 73. ALL GARAGE EXIT SIGNS SHALL HAVE AN EXTENSION ROD FROM CEILING TO AVOID LINE OF SIGHT OBSTACLES FROM OTHER TRADES.
- FOR NEW BUILDINGS LESS THAN 10,000 SQUARE FEET OR NEW SYSTEMS TO SERVE AN ADDITION OR ALTERATION SUBJECT TO SECTION 303.1 PER CGBSC 5.410.4.

 A. DEVELOP A WRITTEN PLAN OF PROCEDURES FOR TESTING AND ADJUSTING

SYSTEM PER CGBSC 5.410.4.3.

74. TESTING AND ADJUSTING. TESTING AND ADJUSTING OF SYSTEMS SHALL BE REQUIRED

SYSTEMS. SYSTEMS TO BE INCLUDED FOR TESTING AND ADJUSTING SHALL INCLUDE, AS APPLICABLE TO THE PROJECT PER CGBSC 5.410.4.2.

B. PERFORM TESTING AND ADJUSTING PROCEDURES IN ACCORDANCE WITH

MANUFACTURER'S SPECIFICATIONS AND APPLICABLE STANDARDS ON EACH

- C. AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING, PROVIDE A FINAL REPORT OF TESTING SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES PER CGBSC 5.410.4.4.
- D. PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTIES/WARRANTIES FOR EACH SYSTEM. O & M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR, TITLE 8, SECTION 5142, AND OTHER RELATED REGULATIONS PER CGBSC 5.410.4.5.
- E. INCLUDE A COPY OF ALL INSPECTION VERIFICATIONS AND REPORTS REQUIRED BY THE ENFORCING AGENCY PER CGBSC 5.410.4.5.1.
- 75. ALL ELECTRICAL WORK SHALL BE DESIGNED PER 2023 LOS ANGELES COUNTY ELECTRICAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2020 NATIONAL ELECTRICAL CODE, AND 2022 BUILDING ENERGY EFFICIENCY STANDARD.

NON-RESIDENTIAL GREEN BUILDING CODE NOTES

- 1. OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH ALL OF THE FOLLOWING:
- a. THE MINIMUM REQUIREMENTS IN CALIFORNIA ENERGY CODE FOR LIGHTING ZONES 1-4.
- b. BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS AS DEFINED IN IESNA TM-15-11
- c. ALLOWABLE BUG RATINGS NOT EXCEEDED THOSE SHOWN IN ON TABLE 5.106.8
- A SEDADATE ELECTRICAL DI ANI CHECK IS DECLIIDED TO VEDIEV THE DACEMAN METHOD/
- 2. A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY THE RACEWAY METHOD(S), WIRING SCHEMATICS AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHARGING SYSTEM. THE RACEWAY SHALL NOT BE LESS THAN THE TRADE SIZE 1.
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL ELECTRIC VEHICLES AT THEIR FULL RATED AMPERAGE.
- THE SERVICE PANEL OR SUBPANEL(S) SHALL HAVE SUFFICIENT CAPACITY TO ACCOMMODATE
 THE REQUIRED NUMBER OF DEDICATED BRANCH CIRCUIT(S) FOR THE FUTURE INSTALLATION
 OF THE EVSE.

ACOUSTIC NOTES

- 1. THERE SHALL BE NO CONTACT BETWEEN ANY SERVICE PENETRATING THE GYPSUM BOARD AND THE GYPSUM BOARD. A GAP SHALL BE MAINTAIN AND SEALED. THIS INCLUDES ALL SERVICES (INCLUDING ELECTRICAL, MECHANICAL AND PLUMBING). THE SEALANT SHALL BE NON-HARDENING.
- 2. THERE SHALL BE NO CONTACT BETWEEN ANY PENETRATIONS, LIGHT CANS, DUCT RUNS, EXHAUSTS, ETC. AND THE CEILING (ANY LAYER OF MATERIAL). GYPSUM BOARD RECESSED BOXES SHALL NOT BE IN CONTACT WITH CEILING GYPSUM BOARD. GYPSUM BOARD ENCLOSURES SHALL BE INSTALLED FOR EACH ITEM INDIVIDUALLY (E.G. MULTIPLE LIGHTS CANS CANNOT BE IN THE SAME GYPSUM BOARD ENCLOSURE).
- 3. ELECTRICAL BOXES SHALL BE OFFSET AS REQUIRED IN THE CODE IN DEMISING CONSTRUCTION.
- 4. ELECTRICAL BOX PADS SHALL BE INSTALLED BEHIND ALL ELECTRICAL BOXES IN DEMISING WALL, CORRIDOR WALL AND FLOOR CEILING ASSEMBLIES. ELECTRICAL BOX PADS SHALL COMPLETELY WRAP THE ELECTRICAL BOXES AND EXTEND TO THE BACK OF THE STRUCTURE OF BUILDING MATERIAL.
- 5. IN A DEMISING WALL CONDITION, CONDUIT (AND ALL OTHER SERVICES INCLUDING MECHANICAL, ELECTRICAL AND PLUMBING) SHALL BE RUN ON THE STUD SIDE SERVED.
- 6. IN DEMISING WALL, NO SERVICE, WIRE OR CONDUIT SHALL BE INSTALLED INTO THE AIR SPACE BETWEEN THE STUDS.
- 7. CONNECTIONS TO MECHANICAL EQUIPMENT SHALL BE FLEXIBLE CONDUIT.

SCOPE OF WORK

- 1. THE HOME AGAIN LOS ANGELES PROPERTY IS LOCATED IN 2244 N. BUENA VISTA STREET, BURBANK, CA 91504.
- 2. THE PROPOSED NEW ELECTRICAL SERVICE ARE TWO(2) 200AMPS, 120/240V, 1φ, 3W. THE 200AMPS, 120/240V, 1φ, 3W MAIN SERVICE PANEL 1 AND 200AMPS, 120/240V, 1φ, 3W MAIN SERVICE PANEL 2.
- 3. NEW MAIN TELEPHONE SERVICES WILL BE PROVIDED FOR THE BUILDING WITH THE MAIN TELEPHONE BACKBOARD TO BE INSTALLED IN THE MPOE ROOM.

ELECTRICAL SHEET INDEX

SHEET NO.	SHEET TITLE	CURRENT ISSUE
E0.01	ELECTRICAL GENERAL NOTES, SYMBOLS LEGEND & SHEET INDEX	PLAN CHECK
E0.02	ELECTRICAL SCHEDULES & CALCULATIONS	PLAN CHECK
E1.00	ELECTRICAL SITE PLAN	PLAN CHECK
E1.01	ELECTRICAL SITE LIGHTING PLAN	PLAN CHECK
E1.03	ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN	PLAN CHECK
E2.01	ELECTRICAL FLOOR PLAN	PLAN CHECK
E2.02	ELECTRICAL ROOF PLAN	PLAN CHECK
E4.01	ELECTRICAL SINGLE LINE DIAGRAM	PLAN CHECK
E4.02	ELECTRICAL PANEL SCHEDULES	PLAN CHECK
E5.01	ELECTRICAL DETAILS	PLAN CHECK
EN3	TITLE 24 COMPLIANCE FORMS - SHEET THREE	PLAN CHECK
EN4	TITLE 24 COMPLIANCE FORMS - SHEET FOUR	PLAN CHECK

fJy

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER 294-24-004

150 N. THIRD STREET

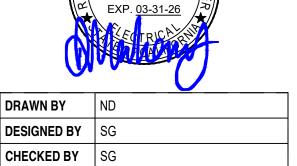
BURBANK, CA 91502

CLIENT NAME: CLIENT ADDRESS:

CONSULTANTS

CITY OF BURBANK





DRAWING TITLE:
ELECTRICAL GENERAL NOTES,
SYMBOLS LEGEND & SHEET INDEX

APPROVED BY DM

 DESIGN DEVELOPMENT

 Date
 12/12/2024

 Drawn by
 SEE QA/QC

 Checked by
 SEE QA/QC

NONE

口し

cale

	DAIE PLOI IED.	MI 1 2020 1:40 FIM		
	ORIGINAL SIZE:	ARCH FULL BLEED D (24.00 X 36.00 INCHES)	PLOT SCALE:	Σ:
C				

	TERMS AND		ELECTRICAL SYMBOLS LEGEND
	ABBREVIATIONS	SYMBOL	DESCRIPTION
ABBR	SYMBOL	⊗ H	EXIT LIGHT FIXTURE, WALL MOUNTED.
@	AT	⊗	EXIT LIGHT FIXTURE, CEILING OR PENDANT MOUNTED.
Α	AMPERES	\Box	GROUNDED TYPE DUPLEX RECEPTACLE, 20A NEMA 5-20R, WALL MOUNTED.
A.F.F.	ABOVE FINISHED FLOOR	₩	DOUBLE DUPLEX CONVENIENCE OUTLET, WALL MOUNTED +15" A.F.F. TO BOTTOM OF BOX (U.O.N.)
	INDICATES SWITCHGEARS,	lacksquare	GROUNDED TYPE DUPLEX RECEPTACLE (HALF SWITCH), WALL MOUNTED.
PPARAT US	DISTRIBUTION BOARDS,		
	TRANSFORMERS, ETC.	GFC →	GROUND FAULT INTERRUPTED TYPE DUPLEX RECEPTACLE, WALL MOUNTED.
BKBD	BACKBOARD	w⇔	GROUNDED TYPE DUPLEX RECEPTACLE, 20A NEMA 5-20R, WALL MOUNTED FOR WASHER.
CB	CIRCUIT BREAKER		20A GFCI WEATHER PROOF RECEPTACLE MOUNTED ON ROOF PARAPET WALL - FOR WINDOW
CEC	CALIFORNIA ENERGY COMMISSION	wc⇔	CLEANING SYSTEM EQUIPMENT.
CKT	CIRCUIT	WP⊖	20A GFCI WEATHER PROOF RECEPTACLE MOUNTED ON ROOF
C.O.	CONDUIT ONLY	DR₩	GROUNDED TYPE DUPLEX RECEPTACLE, WALL MOUNTED FOR COMBO STACK WASHER/DRYEF
Ø	PHASE OR DIAMETER		
EC EC	ELECTRICAL CONTRACTOR	REF 😂	GROUNDED TYPE DUPLEX RECEPTACLE, WALL MOUNTED FOR REFRIGERATOR.
ELEC	ELECTRIC OR ELECTRICAL	DW⊖	GROUNDED TYPE DUPLEX RECEPTACLE, WALL MOUNTED FOR DISH WASHER.
		R⇌	GROUNDED TYPE DUPLEX RECEPTACLE, WALL MOUNTED FOR GAS RANGE CONTROL/IGNITER
EM.	EMERGENCY	M/H₩	GROUNDED TYPE DUPLEX RECEPTACLE, WALL MOUNTED FOR MICROWAVE AND HOOD.
EQUIP.	EQUIPMENT	IW/H 🚭	GROUNDED THE DUI LEXINEGEL TAGLE, WALL MOUNTED FOR MICROWAVE AND HOOD.
EWH	ELECTRIC WATER HEATER (KW RATING	R ⊘ H	ELECTRICAL COOKING OUTLET +15" A.F.F 208V, 2P, 50A, 4W GROUNDED RECEPTACLE.
	AS SHOWN)		
FDR.	FEEDER, INDICATES CONDUIT AND	EV∭	ELECTRIC VEHICLE CHARGING OUTLET +15" A.F.F 208V, 2P, 40A, 4W GROUNDED RECEPTACL
	CONDUCTORS		
FLA	FULL LOAD AMPERES	Ø	FLOOR BOX MOUNTED RECEPTACLE
GC	GENERAL CONTRACTOR	#	CEILING MOUNTED RECEPTACLE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER		
۸۲۵۰	_	V	FLOOR BOX MOUNTED RECEPTACLE & VOICE/DATA OUTLET
AFCI	AFCI FAULT CIRCUIT INTERRUPTER	Ø[TV]	FLOOR BOX MOUNTED VOICE/DATA OUTLET, TV CO-AXIAL OUTLET & RECEPTACLE
GND	GROUND	0	CEILING MOUNTED JUNCTION BOX, 4S TYPE UNLESS OTHERWISE NOTED.
HORIZ.	HORIZONTAL		COMBINATION TELEVISION OUTLET AND DUPLEX RECEPTACLE +66" (U.O.N.).
HP	HORSEPOWER	T	TELEPHONE OUTLET, WALL MOUNTED +15" C A.F.F.
HVAC	HEATING, VENTILATING AND AIR	lacksquare	DATA OUTLET, WALL MOUNTED +15" C A.F.F.
111/10	CONDITIONING	A	COMBINED TELEPHONE & DATA OUTLET +15" C A.F.F.
IND.	INDICATED	*	TOGGLE SWITCH, +4'-0"
INT.	INTERIOR		SUFFIX ON SWITCH SYMBOLS SHALL INDICATE THE FOLLOWING:
JB	JUNCTION BOX		NO SUFFIX = SINGLE POLE
KVA	KILOVOLT AMPERES	Sa	2 = 2 POLE 3 = 3 WAY
KW	KILOWATT	Ja	K = KEY OPERATED
KWH	KILOWATT HOUR		R = SPOT MOMENTARY CONTACT SWITCH
			P = WITH PILOT LIGHT a,b,c,d, ETC. INDICATES FIXTURE CONTROLLED
LCL	LONG CONTINUOUS LOAD		a,b,c,u, eTC. INDICATES FIXTURE CONTROLLED
LOC.	LOCATION	l ⊠ ^a	WALL MOUNTED AUTOMATIC LIGHT MOTION SENSOR ("a,b" WHEN SHOWN INDICATE DUAL
LTG	LIGHTING		SWITCH) - SWITCH WITH PUSH ON AND AUTO OFF AS MFR. BY WATTSTOPPER OR EQUAL.
MECH	MECHANICAL		WALL MOUNTED AUTOMATIC HUMIDITY MOTION SENSOR ("x AND H" WHEN SHOWN INDICATE
MFR.	MANUFACTURER	⊠XH	INDIVIDUAL SWITCH AND HUMIDITY RESPECTIVELY) - SWITCH WITH PUSH ON AND AUTO OFF A
MH	MOUNTING HEIGHT		MFR. BY WATTSTOPPER OR EQUAL.
MIN	MINIMUM		CEILING MOUNTED AUTOMATIC LIGHT MOTION SENSOR - AUTO ON AND OFF AS MFR. BY WATTSTOPPER OR EQUAL.
MTD	MOUNTED	_	CEILING MOUNTED OCCUPANCY MOTION SENSOR WITH DIMMING CAPABILITY SWITCH AS MFR
MTG	MOUNTING	MDIM	LUTRON OR EQUAL.
NF	NON FUSIBLE	Ś	CEILING MOUNTED SWITCH.
		Sm	30A,2P OR 60A,2P MOTOR RATED TOGGLE TYPE DISCONNECT SWITCH TO BE MOUNTED ON
N.T.S.	NOT TO SCALE		HVAC/PLUMBING EQUIPMENT.
PA	PUBLIC ADDRESS		SURFACE MOUNTED CABINET OR EQUIPMENT AS NOTED.
PB	PULLBOX		FLUSH MOUNTED CABINET OR EQUIPMENT AS NOTED.
PNL	PANEL		SURFACE MOUNTED BRANCH CIRCUIT PANELBOARD.
ROVIDE	INDICATED ELECTRICAL CONTRACTOR		FLUSH MOUNTED BRANCH CIRCUIT PANELBOARD.
	TO FURNISH AND INSTALL		SWITCHBOARD, DISTRIBUTION BOARD.
PWR.	POWER		TELEPHONE PLYWOOD BACKBOARD SIZE AS INDICATED ON PLANS.
REC. OR	RECEPTACLE		CONDUIT RUN IN OR BELOW FLOOR SLAB OR UNDERGROUND - 3/4"C. MINIMUM.
ECEPT.			CONDUIT RUN CONCEALED IN WALL OR ABOVE FINISHED CEILING - ½"C.
REQ'D	REQUIRED	XX	CONDUIT RUN EXPOSED.
RM	ROOM		2#42 1/80 1111 4#42 1/80 1111 0#40 3/80
SCHED.	SCHEDULE		2#12,½"C
Q.FT./SF	SQUARE FEET		#10 #10 #10 #10
SW.	SWITCH		—————————————————————————————————————
SWBD	SWITCHBOARD		— 3#10,½"C. — 5#10,¾"C. — 7#10, 1"C. #10
SYS.	SYSTEM		#8 #8 #8
TEL	TELEPHONE		2#8, ¾"C. — 3#8, ¾"C. — 4#8, 1"C.
			WIDE SIZE OTHER THAN #40 AR AS OR #0 IS NOTED ON EACH CONDUIT BUILDING OF COLOR
RANSF.	TRANSFORMER		WIRE SIZE OTHER THAN #12, #10 OR #8 IS NOTED ON EACH CONDUIT RUN WITH SIZE OF COND (I.E. 3#6 - 1"C.) SEE GENERAL NOTE #42.
TTB	TELEPHONE TERMINAL BACKBOARD	——E——	EMERGENCY LIGHTING SYSTEM BRANCH CIRCUITRY CONDUIT RUN.
TYP.	TYPICAL		LINEROLINOT LIGHTING STOTEN BRANCH CIRCUITRT CONDUIT RUN.
U.O.N.	UNLESS OTHERWISE NOTED		HASH MARKS INDICATES THE QUANTITY OF CONDUCTORS REQUIRED. NO HASH MARKS
V	VOLT	#10	INDICATES 2 #12 AWG. CONDUCTORS LARGER THAN SIZE #12 AWG ARE INDICATED NEXT TO HASH MARKS.
VA	VOLT AMPERES		THAOT FINITAINO.
	VARIABLE FREQUENCY DRIVE (HP		INDICATE HOMERUN TO DESIGNATED PANEL BOARD, SWITCH GEAR, OR SIGNAL CABINET
VFD	RATED PER MOTOR SIZE)	HA-1,3,5	
VD	VOLTAGE DROP		WHEN SHOWN INDICATE THE FOLLOWING: BRANCH CIRCUIT NUMBERS
۷D		_	- HOUSE PANEL OR DISTRIBUTION PANEL
\/⊏□=	VERTICAL		-
VERT.			TV ANTENNA OUTLET BOX WALL MOUNTED UNLESS OTHERWISE NOTED.
VERT.	WATTS OR WIRE OR WIDE	TV	TV ANTENNA GOTLET BOX WALL MOONTED ONLESS OTHERWISE NOTED.
	WATTS OR WIRE OR WIDE WEATHERPROOF		
W		•	COMBINATION FIRE SMOKE DETECTOR
W			

NON-RESIDENTIAL BUILDING INTERIOR SPACES LIGHTING CONTROL SEQUENCE

ALL LIGHTING INSTALLED WITHIN ENCLOSED SPACES SHALL BE CONTROLLED VIA AN AUTOMATIC MOTION SENSOR AND HAVE DIMMING CAPABILITY TO REDUCE LIGHT FIXTURE OUTPUT LEVEL 10%-100% OR 20%-100% DEPENDING ON LIGHT LAMP SOURCE. (NOTE: CONTRACTOR SHALL PROGRAM FIXTURE LUMEN OUTPUT SHALL BE REDUCE TO MINIMUM 20% WHEN SPACE IS UN-OCCUPIED)

ALL LIGHTING INSTALLED WITHIN A LARGE ROOM GREATER THAN 250 SQUARE FEET SHALL BE CONTROLLED VIA AN AUTOMATIC MOTION SENSORS OR AUTOMATIC TIME CONTROLS, AND HAVE DIMMING CAPABILITY TO REDUCE LIGHT FIXTURES LUMENS OUTPUT LEVEL 10%-100% OR 20%-100% DEPENDING ON LIGHT LAMP SOURCE. (NOTE: CONTRACTOR SHALL PROGRAM FIXTURE LUMENS OUTPUT SHALL BE REDUCE TO MINIMUM 20% WHEN SPACE IS UN-OCCUPIED) DAYLIGHT HARVESTING - ALL LIGHTING INSTALLED WITHIN WINDOW AND/OR SKYLIGHT PRIMARY AND SECONDARY DAYLIGHT ZONE. SHALL BE CONTROLLED VIA AUTOMATIC MOTION SENSORS OR AUTOMATIC TIME CONTROLS AND PHOTOCONTROL SENSOR AND HAVE DIMMING CAPABILITY TO REDUCE LIGHT FIXTURE LUMENS OUTPUT LEVEL

10%-100% OR 20%-100% (DEPENDING ON LIGHT LAMP SOURCE) DURING DAYLIGHT PERIOD OF THE DAY. (NOTE: CONTRACTOR SHALL PROGRAM FIXTURE LUMENS TO OFF OR LUMENS OUTPUT SHALL BE REDUCE TO MINIMUM 5% WHEN DURING DAY LIGHT PERIOD). UNLESS THE BUILDING FACILITIES IS A 24-HOURS/7-DAY OPERATING FACILITY, ALL LIGHTING WITHIN THE FACILITY

HALLWAY AND/OR SIMILAR AREAS SHALL BE CONTROLLED VIA AUTOMATIC MOTION SENSOR'S OR AUTOMATIC TIME CONTROLS, AND HAVE DIMMING CAPABILITY TO REDUCE LIGHT FIXTURES LUMENS OUTPUT LEVEL TO 1FC AVERAGE (10%-100% OR 20%-100% DEPENDING ON LIGHT LAMP SOURCE) DURING LOW PEAK USE PERIOD. FOR EACH SPACE, THE COMBINED ILLUMINANCE FROM THE CONTROLLED LIGHTING AND DAYLIGHT SHALL NOT BE LESS

THAN THE ILLUMINANCE FROM CONTROLLED LIGHTING WHEN DAYLIGHT IS AVAILABLE. IN AREAS SERVED BY LIGHTING THAT IS DAYLIGHT CONTROLLED LIGHTING WHEN THE ILLUMINANCE RECEIVED FROM THE DAYLIGHT IS GREATER THAN 150 PERCENT OF THE DESIGN ILLUMINANCE RECEIVED FROM THE GENERAL LIGHTING SYSTEM AT FULL POWER, THE GENERAL LIGHTING POWER IN THAT DAYLIGHT ZONE SHALL BE REDUCED BY A MINIMUM

NON-RESIDENTIAL BUILDING EXTERIOR SPACES LIGHTING CONTROL SEQUENCE

OUTDOOR LUMINAIRES MOUNTED LESS THAN 24" FROM THE GROUND ARE REQUIRED TO HAVE CONTROLS THAT ARE CAPABLE OF REDUCING LIGHTING POWER BY AT BY AT LEAST 40% BUT NOT EXCEEDING 80%, AND AUTOMATICALLY SWITCH TO ITS ON STATE AUTOMATICALLY WHEN THE SPACE BECOMES OCCUPIED.

ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON AND ONE OF THE FOLLOWING: CONTROLLED BY PHOTOCELL AND MOTION SENSOR, PHOTO CONTROL AND AUTOMATIC SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM.

OUTDOOR LIGHTING MANDATORY MEASURES

OUTDOOR LIGHTING MUST CONFORM TO THE FOLLOWING CEC TITLE 24 MANDATORY MEASURES:

LUMINAIRES WITH LAMPS LARGER THAN 175 WATTS MUST BE CLASSIFIED AS CUTOFF LUMINAIRES.

LUMINAIRES SHALL HAVE AUTOMATIC SHUTOFF CONTROLS.

LUMINAIRES SHALL HAVE MULTI-LEVEL SWITCHING.

OF 65 PERCENT. (130.1(d)(2)(D)).

ALL LIGHTING CONTROLS SHALL MEET THE REQUIREMENTS OF SECTION 119 OF THE CEC ENERGY STANDARDS. ALL LUMINAIRES SHALL MEET THE MINIMUM LAMP EFFICACY REQUIREMENTS.

ALL OUTDOOR LIGHTING SHALL COMPLY WITH EL SEGUNDO MUNICIPAL CODE OUTDOOR LIGHTING REGULATIONS.

OFFICE AREA LIGHTING CONTROL SYMBOLS SYMBOLS DESCRIPTION ROOM CONTROLLER WITH THREE RELAY + 2 DIMMERS + ONE EMERGENCY OUTPUT 120-277V 20A RECEPTACLE RATED SWITCHPACK

WALL MOUNTED LIGHT MOTION SENSOR AND DIMMER +45" A.F.F. BOTH SENSOR AND DIMMER SHALL BE MOUNTED IN A 2 GANG BOX. CONTROLLED RECEPTACLE PER TITLE 24 SECTION 130.5(b). GROUNDED TYPE DUPLEX RECEPTACLE (HALF SWITCH), WALL MOUNTED.

SYMBOL	DESCRIPTION
HA	INDICATES REFERENCE TO PANELBOARD 'P1A'.
(HA)	ELECTRICAL FEEDER DESIGNATION.
	EXHAUST FAN.
COMM-1A	SIGNAL SYSTEM COMMUNICATION BACKBOARD DESIGNATION.
1)	REFERENCE NOTE DESIGNATION.
M	METERING AND TEST BLOCKS AS REQUIRED BY THE UTILITY SERVING AGENCY.
\triangle	CIRCUIT BREAKER.
1	GROUND.
/1/	MOTOR (NUMBER INSIDE SYMBOL DESIGNATES HP OF MOTOR).

COMMON AREA LIGHTING FIXTURE SCHEDULE					
TYPE	SYMBOL	MOUNTING	LAMP	DESCRIPTION	MANUFACTURER
F	0	CEILING MOUNTED	12W LED, 120V, LUMENS: 1050, 3500K, CRI:90, DIMMABLE	5" ROUND CEILING LIGHT FIXTURES WITH ULTRA SLIM FLUSH MOUNT THAT USES EDGE-LIT TECHNOLOGY AND A TRANSLUCENT DIFFUSER FOR UNIFORM ILLUMINATION WITHOUT SHADOWS OR HOTSPOTS.	WAC LIGHTING FM-05RN-935-BK SPECIFIED BY: ARCHITECT
FE	•	CEILING MOUNTED	12W LED, 120V, LUMENS: 1050, 3500K, CRI:90, DIMMABLE	SAME AS "TYPE F" EXCEPT WITH EMERGENCY 90-MINUTE MINIMUM BATTERY BACK-UP.	WAC LIGHTING FM-05RN-935-BK SPECIFIED BY: ARCHITECT
F1		CEILING MOUNTED	26W LED, 120V, LUMENS: 3683, 4000K, 0-10V DIMMABLE	2'X2' CONTRACTOR SELECT STACK SWITCH LED LIGHT FIXTURES HAS FINISHED REFLECTOR WITH A GLARE REDUCING MATTE WHITE PAINT FOR IMPROVED AESTHETICS AND INCREASED LIGHT DIFFUSION.	LITHONIA LIGHTING STAKS -2X2-ALO3-SWW7 SPECIFIED BY: ARCHITECT
F1E		CEILING MOUNTED	26W LED, 120V, LUMENS: 3683, 4000K, 0-10V DIMMABLE	SAME AS "TYPE F1" EXCEPT WITH EMERGENCY 90-MINUTE MINIMUM BATTERY BACK-UP.	LITHONIA LIGHTING STAKS -2X2-ALO3-SWW7-ILBLP-CP10-HE-SD-A SPECIFIED BY: ARCHITECTTBD SPECIFIED BY: ARCHITECT

EXTERIOR AREA LIGHTING FIXTURE SCHEDULE					
TYPE	SYMBOL	MOUNTING	LAMP	DESCRIPTION	MANUFACTURER
EA		WALL MOUNTED	24W LED, 120V, LUMENS: 3267, 4000K, CRI: 84, 0-10V DIMMABLE.	WPLEDM FIELD - ADJUSTABLE WALL PACK OUTDOOR WALL MOUNTED LIGHT FIXTURES. SUITABLE FOR WET LOCATION.	RAB LIGHTING WPLEDM- 4000K SPECIFIED BY: ARCHITECT
EAE		WALL MOUNTED	24W LED, 120V, LUMENS: 3267, 4000K, CRI: 84, 0-10V DIMMABLE.	SAME AS "TYPE EA" EXCEPT WITH EMERGENCY 90-MINUTE MINIMUM BATTERY BACK-UP.	RAB LIGHTING WPLEDM- 4000K-E SPECIFIED BY: ARCHITECT
EB		FLOOR MOUNTED	3W LED, 12V, LUMENS: 250, 2700K	LED INTEGRATED PATH LIGHT. SUITABLE FOR WET LOCATION.	KICHLER 15880CBR27 SPECIFIED BY: ARCHITECT
EC		FLOOR MOUNTED	24W LED, 120V, LUMENS: 2879, 4000K, CRI: 72, 0-10V DIMMABLE	HEAD AND SUITABLE FOR MOUNTING WITHIN 4FT (1.2M) OF THE GROUND. SUITABLE FRO WET	RAB LIGHTING BDLEDR-24-YK SPECIFIED BY: ARCHITECT
ECE		FLOOR MOUNTED	24W LED, 120V, LUMENS: 2879, 4000K, CRI: 72, 0-10V DIMMABLE	SAME AS "TYPE EC" EXCEPT WITH EMERGENCY 90-MINUTE MINIMUM BATTERY BACK-UP.	RAB LIGHTING BDLEDR-24-YK-E SPECIFIED BY: ARCHITECT
ED		FLOOR MOUNTED	8W LED, 120V, LUMENS: 1043, 4000K, CRI:84, TRIAC DIMMING DRIVER	LF34 CCT-ADJUSTABLE LANDSCAPE FLOODLIGHT. SUITABLE FOR WET LOCATION.	RAB LIGHTING LF34-CCT SPECIFIED BY: ARCHITECT
EU		CEILING MOUNTED	18W LED, 120V, LUMENS: 2340 , 4000K, CRI:83, 0-10V DIMMING	4' L285-AOK SERIES ADJUSTABLE OUTPUT LED LENSED STRIP LIGHT FIXTURE. IDEALLY FOR USE IN UTILITY ROOMS.	FSC LIGHTING L285-48-AOK SPECIFIED BY: ARCHITECT
EUE		CEILING MOUNTED	18W LED, 120V, LUMENS: 2340 , 4000K, CRI:83, 0-10V DIMMING	SAME AS "TYPE EU" EXCEPT WITH EMERGENCY 90-MINUTE MINIMUM BATTERY BACK-UP.	FSC LIGHTING L285-48-AOK-EM10WT20 SPECIFIED BY: ARCHITECT



2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET,

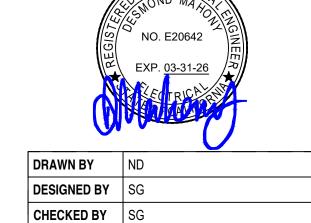
BURBANK, CA 91504

294-24-004 PROJECT NUMBER

CLIENT NAME: CLIENT ADDRESS: CITY OF BURBANK 150 N. THIRD STREET BURBANK, CA 91502

CONSULTANTS





DRAWING TITLE: ELECTRICAL SCHEDULES &

CALCULATIONS DESIGN DEVELOPMENT

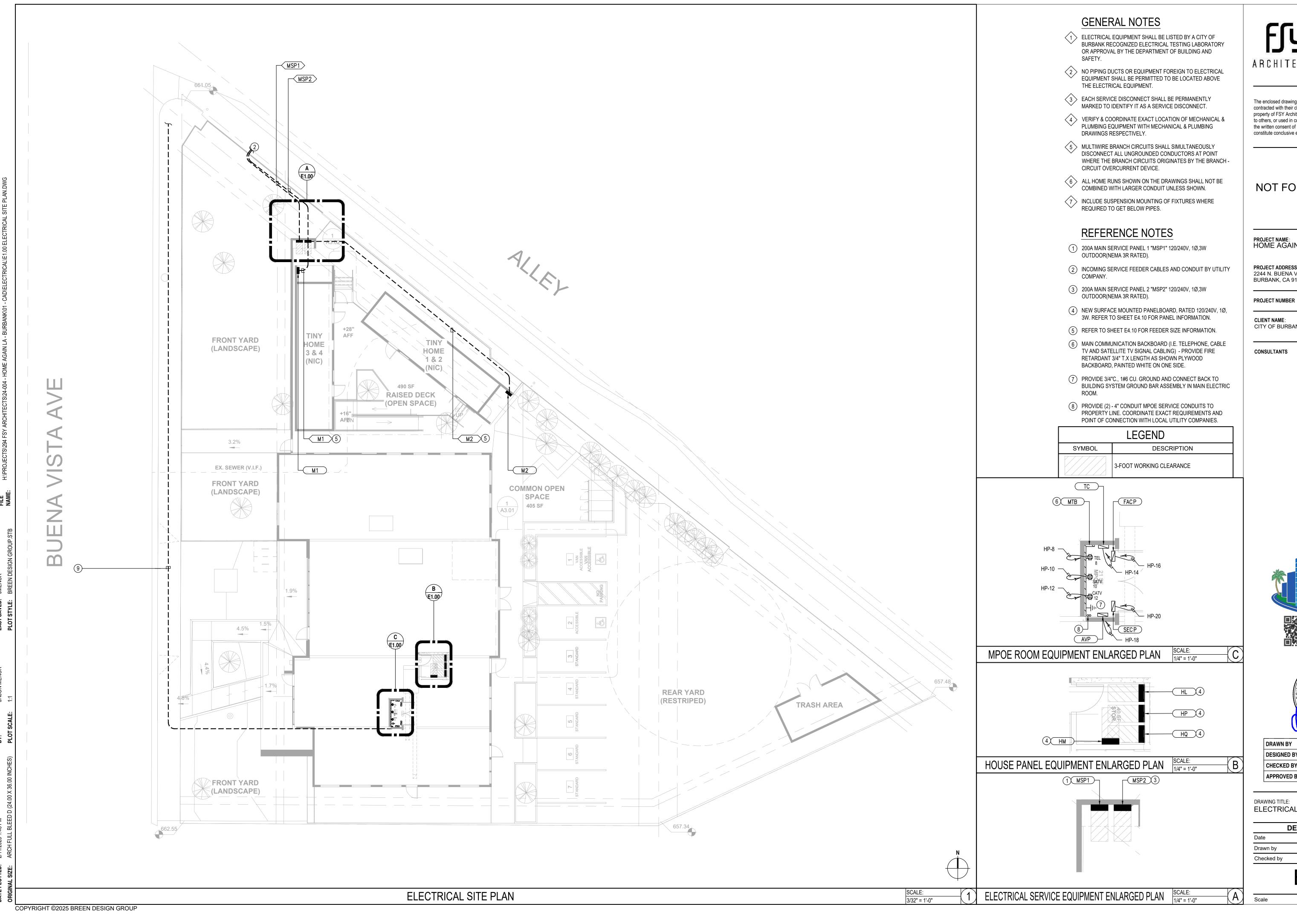
12/12/2024 SEE QA/QC SEE QA/QC Checked by

E0.02

NONE

COPYRIGHT ©2025 BREEN DESIGN GROUP

APPROVED BY DM



2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET,

BURBANK, CA 91504

294-24-004

CLIENT NAME:

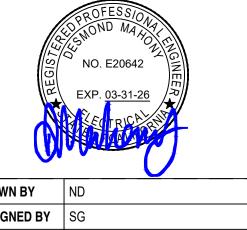
CLIENT ADDRESS:

CITY OF BURBANK

150 N. THIRD STREET BURBANK, CA 91502

CONSULTANTS

3825 DEL AMO BOULEVARD TORRANCE, CA 90503 PH: 310 464 8404 WWW.BREENDESIGN.COM



DRAWN BY	ND
DESIGNED BY	SG
CHECKED BY	SG
APPROVED BY	DM

DRAWING TITLE: ELECTRICAL SITE PLAN

DESIGN DEVELOPMENT			
Date	12/12/2024		
Drawn by	SEE QA/QC		
Checked by	SEE QA/QC		

E1.00

AS NOTED

GENERAL NOTES

- ALL LIGHT FIXTURES LOCATED ON THE BUILDING EXTERIOR AND EXPOSED TO WEATHER SHALL BE WET LOCATION APPROVED (WEATHERPROOF).
- 2 ALL EXTERIOR LIGHTING SHALL BE CONTROLLED BY TIME CLOCK AND PHOTOCELL.

REFERENCE NOTES

- 1 PROVIDE 120V-12V, 60W TRANSFORMER. VERIFY AND COORDINATE EXACT LOCATION AND REQUIREMENTS PRIOR TO INSTALLATION.
- 2 PROVIDE AND MOUNT PHOTOCELL +8'-0" A.F.F. PROVIDE AND CONNECT 1/2" C., 2#12 TO TIME CLOCK WITHIN ELECTRIC ROOM PANEL BOARD.

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

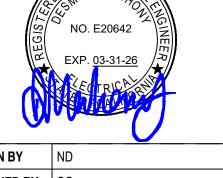
294-24-004

CLIENT NAME: CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

CONSULTANTS





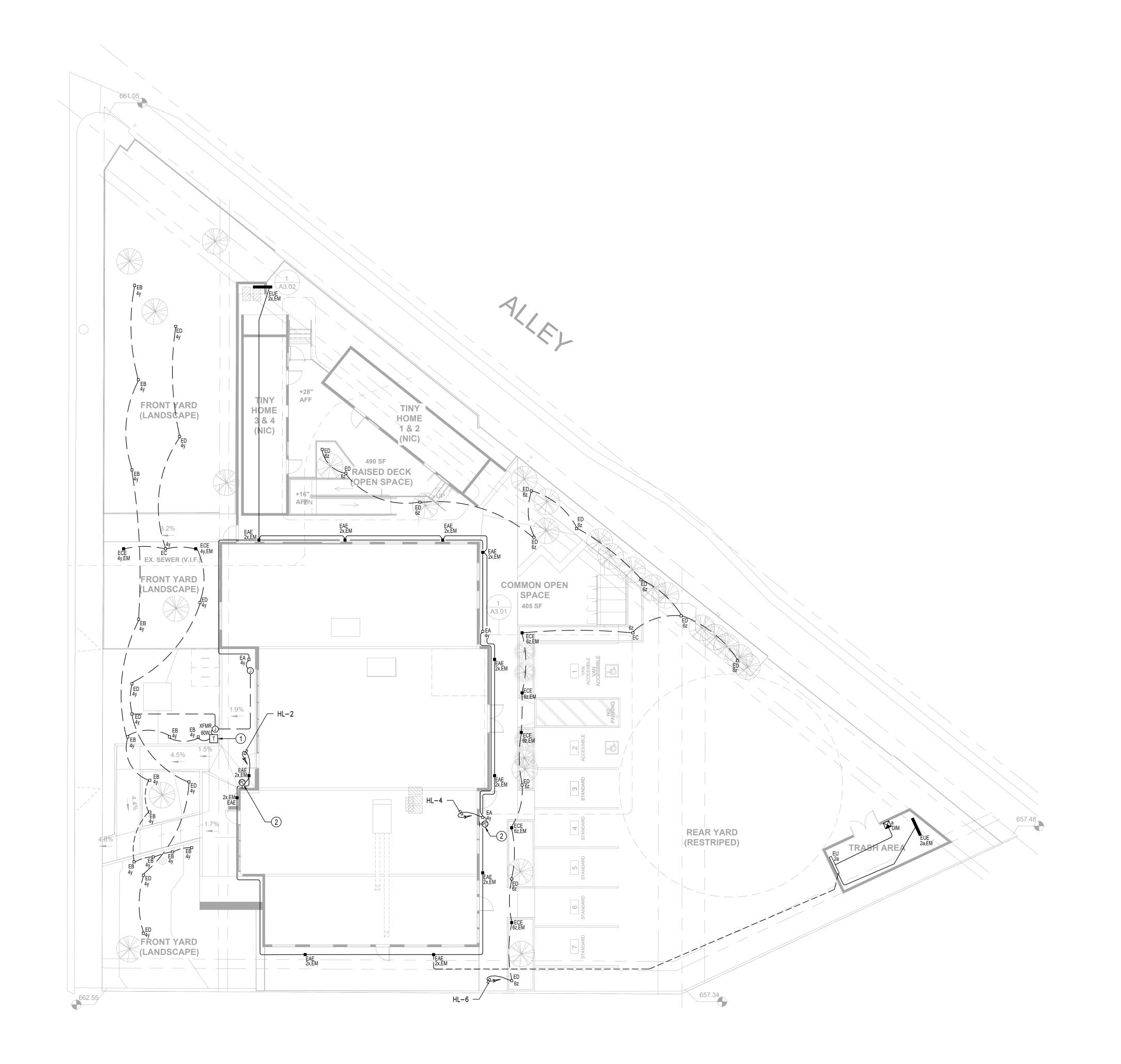
ND
SG
SG
DM

DRAWING TITLE:
ELECTRICAL SITE LIGHTING PLAN

DESIGN DEVELOPMENT							
Date	12/12/2024						
Drawn by	SEE QA/QC						
Checked by	SEE QA/QC						

E1.01





EXTERIOR LIGHTING SCHEDULE									
	SYMBOL	DL TYPE TOTAL LUM. WATTS		NO. LAMPS	LLF	MANUFACTURER	DESCRIPTION		
		EAE	24W 11		0.7	RAB LIGHTING	WALL LIGHT, MH = 7.5'		
		ECE	24W	7	0.7	RAB LIGHTING	BOLLARD LIGHT, MH = 3'		
		EUE	18W	2	0.7	FSC LIGHTING	CEILING LIGHT, MH = 10'		

NORMAL LIGHTING PHOTOMETRIC CALCULATION SUMMARY										
LABEL	CALC. TYPE	UNITS	AVG.	MAX.	MIN. AVG./MIN		MAX./MIN.			
EGRES PATH	ILLUMINANCE	FC	9.95	28.9	1.1	9.05	26.27			
TRASH ROOM	ILLUMINANCE	FC	3.91	7.9	0.9	4.34	8.78			
ELECTRICAL EQUIPMENT AREA	ILLUMINANCE	FC	8.58	9.7	7.6	1.13	1.28			
FRONT YARD BUILDING ENTRANCE	ILLUMINANCE	FC	11.51	31.1	1.2	9.59	25.92			

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

294-24-004

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

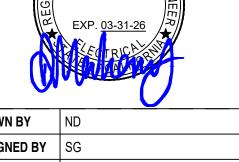
PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502 CLIENT NAME: CITY OF BURBANK

CONSULTANTS





DRAWN BY	ND
DESIGNED BY	SG
CHECKED BY	SG
APPROVED BY	DM

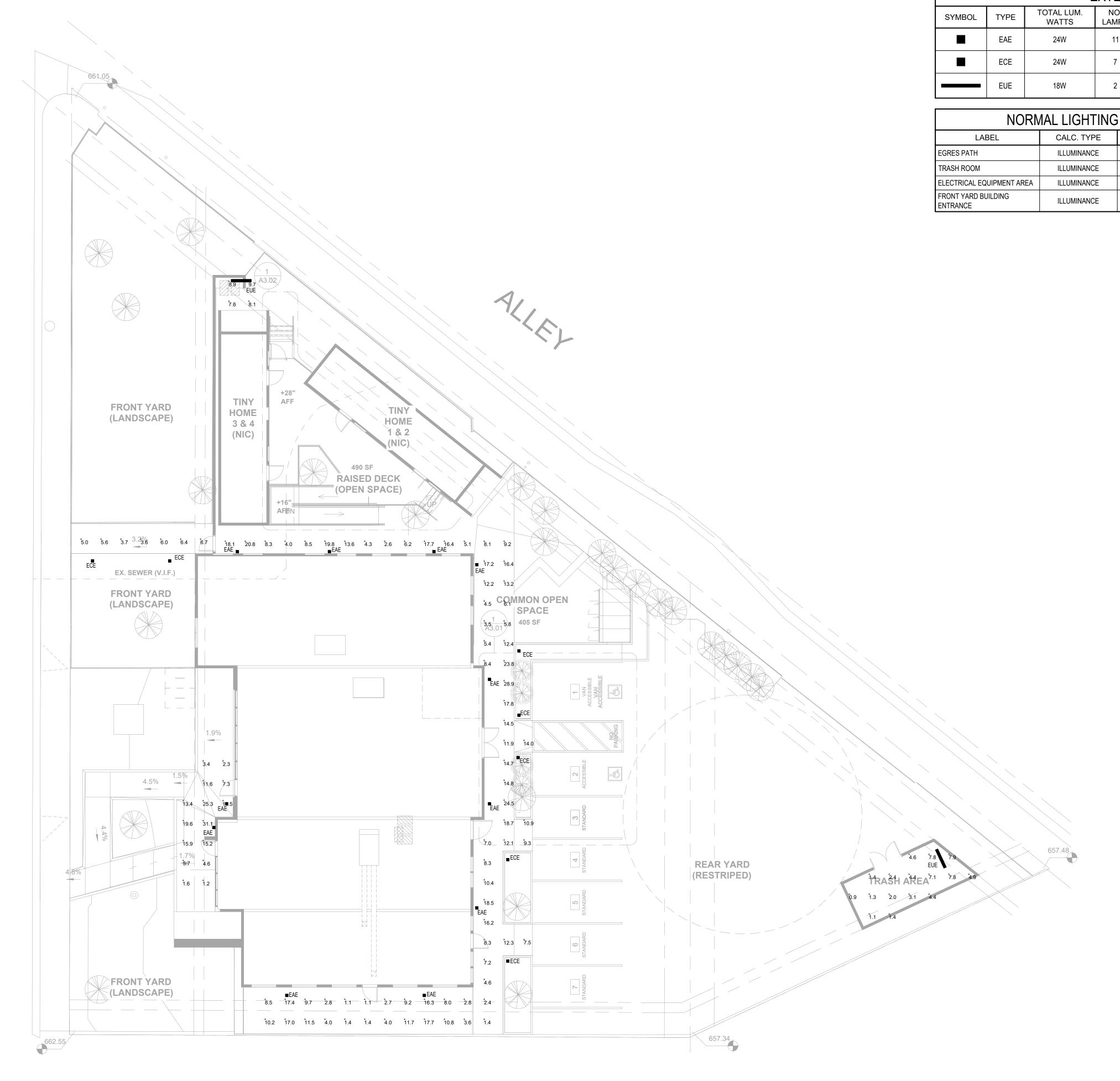
DRAWING TITLE:
ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN

DESIGN DEVELOPMENT

12/12/2024 Drawn by
Checked by SEE QA/QC SEE QA/QC

AS NOTED

E1.03



FRONT YARD

(PAVED)

FRONT YARD (PLANTER)

ZD 5

FRONT YARD (LANDSCAPE)

COPYRIGHT ©2025 BREEN DESIGN GROUP

GENERAL NOTES

- 1 ELECTRICAL EQUIPMENT SHALL BE LISTED BY A CITY OF BURBANK RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVAL BY THE DEPARTMENT OF BUILDING AND
- 2 NO PIPING DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED ABOVE THE ELECTRICAL EQUIPMENT.
- 3 EACH SERVICE DISCONNECT SHALL BE PERMANENTLY MARKED TO IDENTIFY IT AS A SERVICE DISCONNECT.
- 4 VERIFY & COORDINATE EXACT LOCATION OF MECHANICAL & PLUMBING EQUIPMENT WITH MECHANICAL & PLUMBING DRAWINGS RESPECTIVELY.
- 5 MULTIWIRE BRANCH CIRCUITS SHALL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT POINT WHERE THE BRANCH CIRCUITS ORIGINATES BY THE BRANCH -CIRCUIT OVERCURRENT DEVICE.
- 6 ALL HOME RUNS SHOWN ON THE DRAWINGS SHALL NOT BE COMBINED WITH LARGER CONDUIT UNLESS SHOWN.
- 7 INCLUDE SUSPENSION MOUNTING OF FIXTURES WHERE REQUIRED TO GET BELOW PIPES.

REFERENCE NOTES

- 1) PROVIDE INTEGRAL BI-LEVEL OCCUPANCY SENSOR TO DIM THE LAMP OUTPUT BY A MINIMUM OF 50% WHEN AREA IS VACANT. TIME DELAY TO BE SET TO 30 MINUTES OR LESS. CONTRACTOR TO VERIFY FIXTURE ENERGY CODE COMPLIANCE PRIOR TO ORDERING. LOCATIONS ARE AS FOLLOWS.
 - HALLWAY
- 2) POWER PACK FOR MOTION SENSOR WITH DIMMING CAPABILITY.
- (3) PROVIDE TOGGLE TYPE MOTOR RATED SWITCH AND CONNECT TO EXHAUST FAN FOR A COMPLETE AND OPERABLE MECHANICAL SYSTEM.
- (4) PROVIDE 60AS, 60AF, 3P FUSED DISCONNECT SWITCH AND 1"C.-2#4 + 1#10 GND. CU. CONNECTED TO PANEL "HQ" AS SHOWN ON PLANS FOR WATER HEATER (WH-1). VERIFY AND COORDINATE THE LOCATION AND REQUIREMENTS PRIOR TO CONDUIT AND OUTLET BOX ROUGH-IN.
- (5) PROVIDE 120V-24V TRANSFORMER FOR ZONE DAMPERS. FIELD VERIFY AND COORDINATE THE EXACT LOCATION AND REQUIREMENTS PRIOR TO INSTALLATION. REFER TO MECHANICAL DRAWINGS FOR MORE INFORMATION.

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

CLIENT NAME:

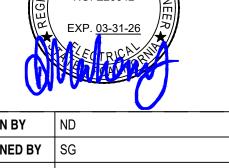
CLIENT ADDRESS: CITY OF BURBANK 150 N. THIRD STREET BURBANK, CA 91502

294-24-004

CONSULTANTS

PROJECT NUMBER

3825 DEL AMO BOULEVARD TORRANCE, CA 90503 PH: 310 464 8404 WWW.BREENDESIGN.COM



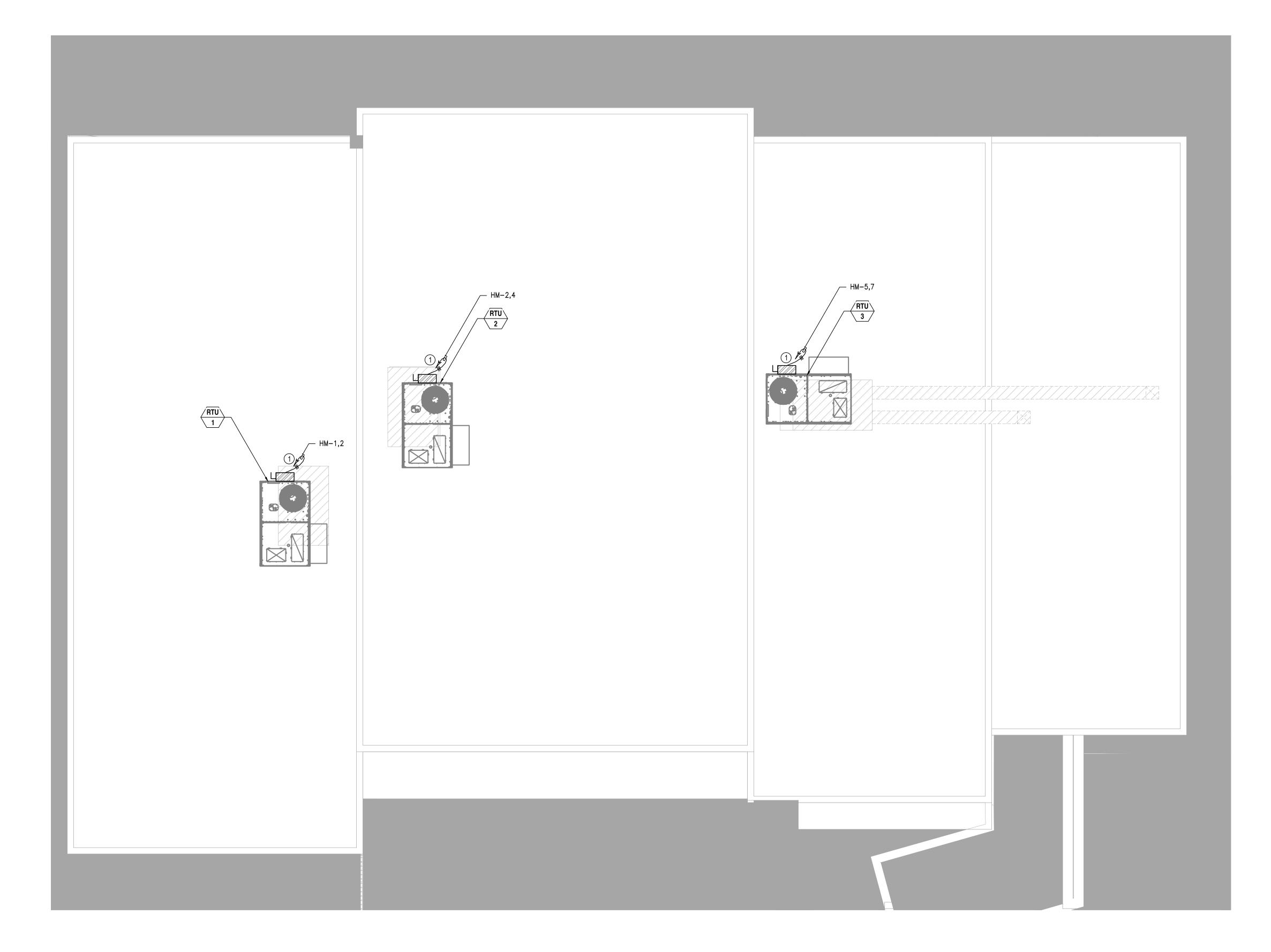
DRAWN BY	ND
DESIGNED BY	SG
CHECKED BY	SG
APPROVED BY	DM

DRAWING TITLE: ELECTRICAL FLOOR PLAN

DESIGN	DEVELOPMENT
Date	12/12/2024
Drawn by	SEE QA/QC
Checked by	SEE QA/QC
	· · · · · · · · · · · · · · · · · · ·

E2.01

1/4" = 1'-0"



GENERAL NOTES

1 REFER TO MECHANICAL PLAN FOR EXACT LOCATION OF ALL NEW AC UNITS. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE IN NEMA-3R ENCLOSURES.

PROVIDE WEATHERPROOF FUSED DISCONNECT SWITCH, FUSES AND STARTER SIZES FOR ALL HVAC UNITS SIZED AS PER N.E.C. AND MANUFACTURER'S RECOMMENDATIONS.

FROM MECHANICAL AND PROVIDE ALL ELECTRICAL TIME CLOCKS WITH 120V, 10 POWER, ½"C-2#12 CU. TO INTERLOCK EXHAUST FAN WITH A/C OR EC UNITS AS REQUIRED PER MECHANICAL WIRING DIAGRAM. ACTUAL

5 VERIFY CONNECTION POINTS OF ALL HVAC EQUIPMENT PRIOR TO INSTALLATION. PROVIDE CONTROL VOLTAGE CONNECTION TO DUCT MTD. SMOKE DETECTOR AS REQUIRED BY MECHANICAL DRAWINGS. ELECTRICAL CONTRACTOR SHALL INSTALL DUCT MOUNTED SMOKE DETECTOR AND INTERLOCK WITH FIRE ALARM PANEL AS PER MECHANICAL DRAWINGS. REFER TO MECHANICAL DRAWINGS FOR EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT AND THERMOSTATS. PROVIDE RACEWAYS SYSTEM FOR ALL CONTROL WIRING AS

6 PROVIDE GROUND WIRE FOR ALL MECHANICAL EQUIPMENT AS PER N.E.C. TABLE 250.122 OR MECHANICAL GROUND.

FOR EXACT LOCATION OF ALL MECHANICAL EQUIPMENT, VERIFY AND COORDINATE LOCATION WITH MECHANICAL FLOOR AND ROOF PRIOR TO ROUGH-IN.

REFERENCE NOTES

1"C.-2#6 + 1#10 GND. CU. CONNECTED TO PANEL "HM" AS SHOWN ON PLANS FOR MECHANICAL UNITS. VERIFY AND COORDINATE THE LOCATION AND REQUIREMENTS PRIOR TO

2 ALL CONDUIT RUNS SHOWN ON THE ROOF SHALL BE RUN BELOW THE CEILING SPACE WHERE AMBIENT TEMPERATURE WILL BE BELOW 30°C. FINAL CONNECTIONS TO ROOF EQUIPMENT IS LIMITED TO 5'-0" OF DIRECT SOLAR EXPOSURE.

4 ELECTRICAL CONTRACTOR SHALL OBTAIN CONTROL DIAGRAM REQUIREMENTS FOR A COMPLETE INSTALLATION. THEY SHALL INSTALL AS FOLLOWS: THERMOSTAT, RELAYS, BY-PASS TIME, LOW VOLTAGE CABLES, "ON-OFF" SWITCH, 7-DAY PROGRAM NEAREST PANEL INDICATED AND PROVIDE 20A, 1P, C/8 AND QUANTITIES OF LOW VOLTAGE CABLE AS PER MECHANICAL RECOMMENDATION AND CONTROL DIAGRAM.

REQUIRED BY MECHANICAL DRAWINGS.

(7) ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY CONDUIT AND WIRING FOR SPEED CONTROL DEVICES FOR EXHAUST FANS. SPEED CONTROL DEVICES ARE TO BE FURNISHED AND INSTALLED BY THE HVAC CONTRACTOR.

9 ALL ROOF RECEPTACLES SHALL BE WEATHERPROOF, GROUND FAULT CIRCUIT INTERRUPTED TYPE.

1 PROVIDE 60AS, 60AF, 2P FUSED DISCONNECT SWITCH AND CONDUIT AND OUTLET BOX ROUGH-IN.

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

294-24-004 PROJECT NUMBER

CLIENT NAME:

CLIENT ADDRESS: CITY OF BURBANK 150 N. THIRD STREET BURBANK, CA 91502

CONSULTANTS





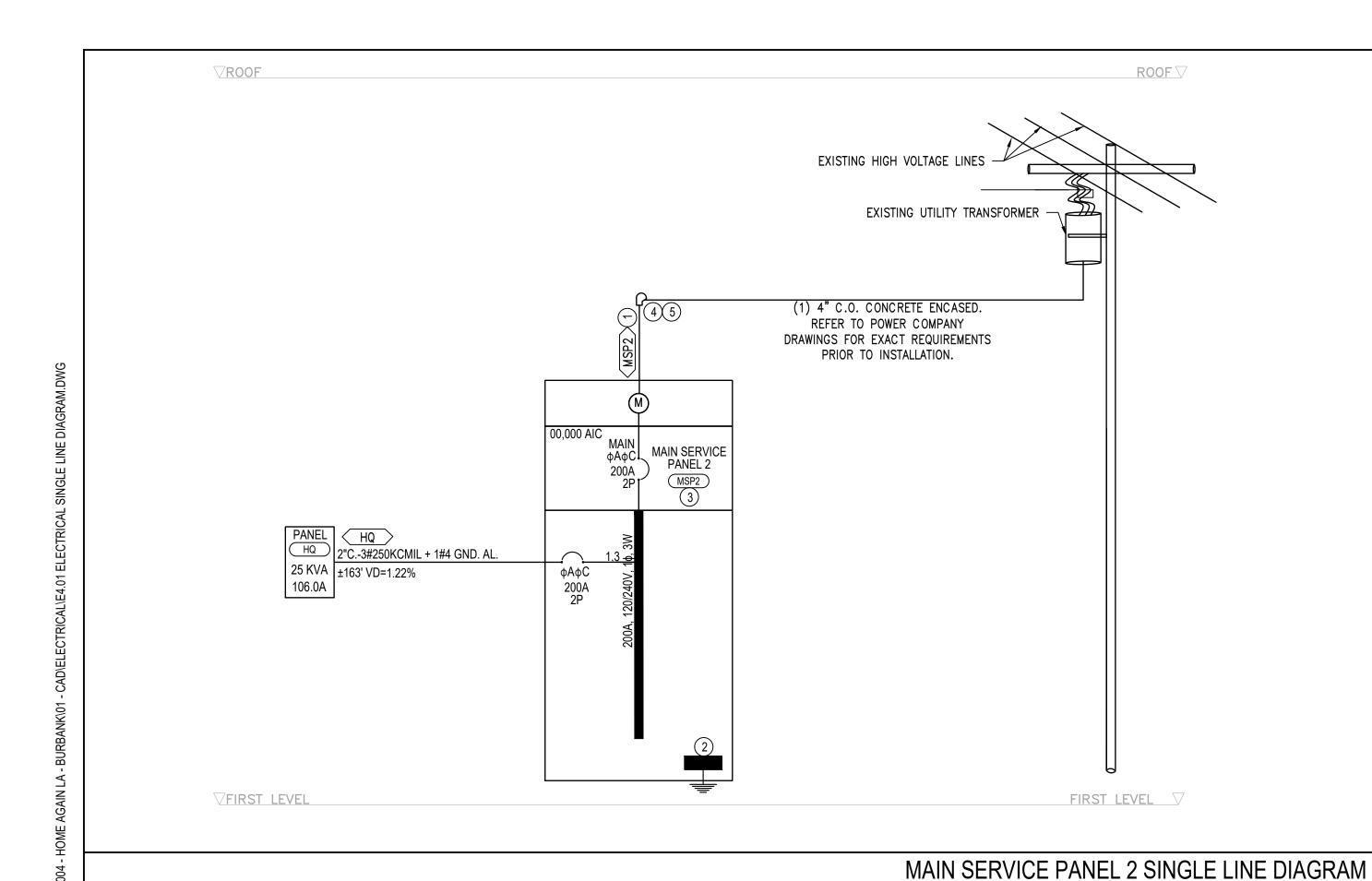
DRAWN BY	ND
DESIGNED BY	SG
CHECKED BY	SG
APPROVED BY	DM
	DESIGNED BY CHECKED BY

DRAWING TITLE: ELECTRICAL ROOF PLAN

DESIGN DEVELOPMENT							
Date	12/12/2024						
Drawn by	SEE QA/QC						
Checked by	SEE QA/QC						

E2.02

1/4" = 1'-0"



∇R00F

1-1/2"C.-3#6 + 1#8 GND. AL

PANEL HL 1-1/2"C.-3#1/0 + 1#4 GND. AL.

PANEL HM 1-1/2"C.-3#2/0 + 1#4 GND. AL.

3 KVA ±163' VD=0.36%

25 KVA ±163' VD=2.24%

0 KVA ±25' VD=0.54%

13.1A

103.5A

VFIRST LEVEL

0.0A

MAIN SERVICE PANEL 2 "MSP2" LOAD CALCULATION									
PLUMBING LOADS									
WATER HEATER (WH-1)	12,000 VA x	1 QTY	=	12,000 VA					
ELECTRIC WATER HEATER (EWH-1)	3,500 VA x	1 QTY	=	3,500 VA					
ELECTRIC WATER HEATER (EWH-2)	6,500 VA x	2 QTY	=	13,000 VA					
MISCELLANEOUS LOADS									
REFRIGERATOR	X 180 VA x	1 QTY	=	180 VA					
MICROWAVE	X 180 VA x	1 QTY	=	180 VA					
GAS RANGE	X 250 VA x	1 QTY	=	250 VA					
HAND DRYERS	X 530 VA x	3 QTY	=	1,590 VA					
WASHER	X 1,500 VA x	1 QTY	=	1,500 VA					
ELECTRIC DRYER	X 1,440 VA x	1 QTY	=	1,440 VA					
	TOTAL MAIN SE	RVICE PANEL 2 LOAD	=	33,640 VA					
TOTAL	MAIN SERVICE PA	NEL 2 LOAD IN AMPS	=	140 AMPS					
RECOM	MMENDED SERVIC	E @ 120/240V, 1φ, 3W	=	200 AMPS					

MAIN SERVICE PANEL 1 "MSP1" LOAD CALCULATION

TOTAL NUMBER OF UNITS 4

44 VA x

COMPUTED LOAD @ 45%

RECOMMENDED SERVICE FOR MODULAR LOAD @ 120/240V, 1\phi, 3W =

MODULAR SPACES

HVAC AND PLUMBING LOAD

36,168 VA

COMMON AREA LOAD

PANEL HL

PANEL HP

PANEL HM

MODULAR UNIT

WATER HEATER

AC UNIT

SLIM DUCT

GENERAL LIGHTING AND RECEPTACLE LOAD

MODULAR UNITS TOTAL COMPUTED LOAD

(PER OPTIONAL CALCULATION TABLE N.E.C. TABLE 220.84)

x 3 VA x 4 MODULAR UNITS =

4 MODULAR UNITS

4 MODULAR UNITS

4 MODULAR UNITS

TOTAL HVAC & PLUMBING COMPUTED LOAD =

TOTAL MODULAR COMPUTED AMPS =

NET COMPUTED LOAD OF ALL MODULAR UNITS =

TOTAL MAIN SERVICE PANEL 1 LOAD =

TOTAL MAIN SERVICE PANEL 1 LOAD IN AMPS =

RECOMMENDED SERVICE @ 120/240V, 1\phi, 3W =

SUB-TOTAL =

SCALE: N.A.

4,872 VA

4,872 VA

18,000 VA

13,120 VA

31,296 VA

36,168 VA

16,276 VA

68 AMPS

100 AMPS

2,314 VA

16,920 VA

35,510 VA

148 AMPS

200 AMPS

176 VA

(7) ALL DISTRIBUTION BOARDS, PANELBOARDS AND APARTMENT SPACE CONSTRAINT REASON. DISTRIBUTION BOARDS BY OTHER MANUFACTURERS SHALL HAVE THE SAME OR APARTMENT PANELBOARDS AND COMPONENTS SHALL BE 100% AND FULLY RATED FOR THE AVAILABLE AIC

(8) WHERE CONDUIT INSTALLATIONS RUN THROUGH FIRE RATED FLOOR OR WALL ASSEMBLIES, THE CONTRACTOR SHALL PATCH BUILDING STRUCTURE AND PROVIDE "3M" FIRE SEAL COMPOUND AT LOCATIONS WHERE CONDUITS PENETRATE THROUGH WALLS AND FLOORS.

(9) WHERE NO EQUIPMENT GROUND IS SPECIFIED, PROVIDE PATH FOR CONTINUOUS EQUIPMENT GROUND BY BONDING AND GROUNDING ALL NON CURRENT CARRYING METAL CONDUIT,

(10) NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN

MARKED TO IDENTIFY IT AS A SERVICE DISCONNECT.

(13) EACH DISCONNECTING MEANS SHALL BE LEGIBLY MARKED TO INDICATE ITS PURPOSE UNLESS LOCATED AND ARRANGED SO THE PURPOSE IS EVIDENT. THE MARKINGS SHALL BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENTAL INVOLVED. 2022 CEC 110.22(A).

(14) IF THE UNIT FEEDER SIZE IS MORE THAT THE ALLOWED SIZE FOR THE 125 LUGS, PROVIDE 200A LUGS TO ACCOMMODATE LARGER FEEDER SIZE.

CURRENT AVAILABLE. ALL OTHERS DOWNSTREAM DEVICES TO BE SERIES RATED PER MANUFACTURER'S

- (2) 3#4"C., 1#4 CU. CONNECTED TO THE FOLLOWING: 20 FT #8 STEEL REBAR UFER GROUND, MAIN COPPER COLD WATER LINE (BONG 5FT FORM POINT OF ENTRY), PROVIDE 3/4"DIAMETER X 8 FT LONG COPPER DRIVEN.
- (4) WEATHERHEAD +24" ABOVE ROOF LINE.
- (5) BWP POWER COMPANY POC(POINT OF CONNECTION).

GENERAL NOTES

1 ALL PANELS FEEDERS CONDUIT SIZES AND CONDUCTOR AMPACITY ARE BASED ON ALUMINUM, UNLESS OTHERWISE NOTED COPPER.

2 ALL MOTOR FEEDERS CONDUIT SIZES AND CONDUCTOR

AMPACITY ARE BASED ON "THHN OR THWN" TYPE CU.

4 75°C RATING TERMINAL LUGS AT PANELBOARDS SHALL MATCH THE INSULATION RATING OF THE CONDUCTORS OF 75°C

5 THE MAXIMUM VOLTAGE DROP FOR THE ELECTRICAL DISTRIBUTION SYSTEM SHALL NOT EXCEED 5% AND SHALL COMPLY WITH 2022 CEC AND LOCAL BUILDING CODE.

B. HOUSE/COMMON AREAS DISTRIBUTION BOARDS, PANELS, AND VOLTAGE DROP PERCENTAGES SHOWN AT THE SINGLE LINE DIAGRAM ELECTRICAL FEEDER ARE BASED ON 3% AND BRANCH CIRCUITRY VOLT DROP SHALL NOT EXCEED 2% TO THE FURTHEST OUTLET, FOR A TOTAL OF 5% MAX.

(6) MAIN SWITCHGEAR CIRCUIT BREAKERS TO BE FULLY RATED FOR THE FAULT CURRENT AVAILABLE. ALL OTHER DOWNSTREAM DEVICES TO BE SERIES RATED PER SIEMENS MANUFACTURER RECOMMENDATIONS. PROVIDE CAUTIONARY LABEL TO THE SERIES RATED DEVICES COVER STATING "CAUTION - SERIES RATED SYSTEM _____ AMPS AVAILABLE.

LOAD CENTER ARE BASED ON SIEMENS MANUFACTURER FOR SMALLER PHYSICAL DIMENSIONS. ALL DISTRIBUTION BOARDS, INTERRUPTING RATING UNLESS OTHERWISE NOTED.

EQUIPMENT ENCLOSURES, SUPPORTS AND FRAMES.

THE DEDICATED SPACE ABOVE ELECTRICAL EQUIPMENT.

(11) EACH SERVICE DISCONNECT SHALL BE PERMANENTLY

(12) APPLIANCES SHALL BE ENERGY STAR RATED.

(15) MAIN CIRCUIT BREAKERS TO BE FULLY RATED FOR THE FAULT RECOMMENDATIONS.

16 TERMINALS SHALL BE DUAL RATED FOR COPPER AND

REFERENCE NOTES

- (1) INCOMING SERVICE FEEDER CABLES AND CONDUIT PER BWP REQUIREMENTS.
- (3) WEATHERPROOF 120/240V, 1\(\phi\), 3W, 400A PANEL WITH METER/MAIN BRACE FOR MINIMUM 10,000AIC.

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER

CLIENT NAME:

CITY OF BURBANK

CLIENT ADDRESS: 150 N. THIRD STREET BURBANK, CA 91502

294-24-004

CONSULTANTS

3825 DEL AMO BOULEVARD TORRANCE, CA 90503 PH: 310 464 8404 WWW.BREENDESIGN.COM



DRAWN BY ND **DESIGNED BY** SG CHECKED BY SG APPROVED BY DM

DRAWING TITLE: ELECTRICAL SINGLE LINE DIAGRAM

DESIGN DEVELOPMENT 12/12/2024 SEE QA/QC Drawn by SEE QA/QC Checked by

E4.01

MAIN SERVICE PANEL 1 SINGLE LINE DIAGRAM COPYRIGHT ©2025 BREEN DESIGN GROUP

00,000 AIC MAIN I

100A

φΑφС

φΑφΟΙ

200A 2P**1**

MAIN SERVICE PANEL 1

φΑφС

FIRST LEVEL V

ROOF V

EXISTING HIGH VOLTAGE LINES

(1) 4" C.O. CONCRETE ENCASED.

REFER TO POWER COMPANY

DRAWINGS FOR EXACT REQUIREMENTS

PRIOR TO INSTALLATION.

1-1/2"C.-3#1/0 + 1#4 GND. AL

EXISTING BWP UTILITY TRANSFORMER

±83' VD=1.79% 0 KVA

±163' VD=2.27% 20 KVA

0.0A

SCALE:

##############

PANEL "HM" PANEL "HL" 120/240 **VOLTS** 120/240 **VOLTS** MAIN BKR: MLO MAIN BKR: MLO 125A 100A 1 PHASE LOCATION BUSSING 1 PHASE LOCATION BUSSING FEEDER SEE SINGLE LINE DIAGRAM ENTER CAB'T. AT FEEDER SEE SINGLE LINE DIAGRAM ENTER CAB'T. AT FLUSH MTG. 3 **WIRE** FLUSH MTG. 3 WIRE VOLT AMPS LT VOLT AMPS TG VOLT AMPS GI VOLT AMPS LOCATION LOCATION BKR CIR MIS RECOR LOCATION REC MIS CIR BKR BKR CIR MIS REC OR -LOCATION OR REC MIS CIR BKR **ф** A **ф** C ROOF RTU-1(34.4A) 4128 ROOF RTU-2(34.4A) 12 312 SITE BUILDING EXTERIOR EM LIGHTS 4128 W/ CKT #2 274 SITE BUILDING EXTERIOR LTS/XFMR 20/1 6 - 19 240 | SITE BUILDING EXTERIOR LTS ROOF RTU-3(34.4A) 60 120V/24V XFMRFOR ZONE DAMPERS 4128 - - 7 /2 - - - 7 20/1 + 20/1 8 - - - SPARE -W/ CKT #5 = SPACE SPARE = SPACE SPARE SPACE = SPAC E SPACE = SPACE SPARE SPARE SPACE = SPAC E SPARE SPARE - - - - 33 - 20/1 - - - - 35 - 20/1 - - - - 37 - 20/1 - - - - 39 - 20/1 - - - - 41 - 20/1 SPACE = SPACE = SPACE SPARE = SPACE φ **A=** 1702 VA TOTAL CONNECTED LOAD: 24828 VA OR 103.5 AMPS @ 240 VOLTS - 1 \$\phi\$ PER CEC 220.82 LOAD CALCULATION TOTAL CONNECTED LOAD: 3140 VA STATE OR 13.1 AMPS @ 240 YOLTS - 1 \$\phi\$ PER CEC 220.82 LOAD CALCULATION HACR = HACR TYPE CIRCUIT BREAKER L/O = PROVIDE LOCK-OFF DEVICE ON CIRCUIT BREAKER AFCI = ARC FAULT INTERRUPTING TYPE CIRCUIT BREAKER HACR = HACR TYPE CIRCUIT BREAKER L/O = PROVIDE LOCK-OFF DEVICE ON CIRCUIT BREAKER AFCI = ARC FAULT INTERRUPTING TYPE CIRCUIT BREAKER GF/AF = DUAL FUNCTION FAULT AND ARC FAULT GF/AF = DUAL FUNCTION FAULT AND ARC FAULT GFCI = GROUND FAULT INTERRUPTING TYPE CIRCUIT BREAKER GFCI = GROUND FAULT INTERRUPTING TYPE CIRCUIT BREAKER INTERRUPTING TYPE CIRCUIT BREAKER. INTERRUPTING TYPE CIRCUIT BREAKER. ALL PANEL BOARD BRANCH CIRCUIT BREAKERS THE FOLLOWING SHALL APPLY: ON ALL MULTI-WIRED HOMERUN CIRCUIT BREAKERS (REFER TO PLANS TO DETERMINE ALL PANEL BOARD BRANCH CIRCUIT BREAKERS THE FOLLOWING SHALL APPLY: ON ALL MULTI-WIRED HOMERUN CIRCUIT BREAKERS (REFER TO PLANS TO DETERMINE 2 AND/OR 3 HOMERUNS), CONTRACTOR SHALL FIELD INSTALL ON ALL MULTI-USE CIRCUIT BREAKERS APPROVED HANDLE TIE (PER CEC 210.4(B)) 2 AND/OR 3 HOMERUNS), CONTRACTOR SHALL FIELD INSTALL ON ALL MULTI-USE CIRCUIT BREAKERS APPROVED HANDLE TIE (PER CEC 210.4(B)) PANEL "HP" PANEL "HQ" 120/240 **VOLTS** - AIC 120/240 **VOLTS** AIC MAIN BKR: MLO MAIN BKR: MLO 200A BUSSING LOCATION LOCATION 100A BUSSING 1 PHASE 1 PHASE FEEDER SEE SINGLE LINE DIAGRAM ENTER CAB'T. AT 3 **WIRE** FLUSH MTG. 3 WIRE FEEDER SEE SINGLE LINE DIAGRAM ENTER CAB'T. AT FLUSH MTG. BKR CIR MIS REC OR VOLT AMPS | VOLT AMPS |L G VOLT AMPS | VOLT AMPS |L RECMIS CIR BKR LOCATION OR REC MIS CIR BKR BKR CIR MIS REC OR LOCATION LOCATION LOCATION | • A | • C | | 6000 | WH-1 (50A) LAUNDRY ROOM SMALL APP. 20/1 4 - 3 - 540 HALLWLAY RECP. SMALL APP. | 1 | | 6000 | W/ CKT #2 20/1 | 6 | - | 10 | - | 1800 | ADMIN OFF. 1, & 2 RECP. REFRIGERATOR RCP-1 = 1ST FL. CASE MGMT 1 & CASE MGMT 2 RECP. 1440 = 8 = 7 20/1 20/1 8 - 1 - 360 MAIN MPOE TEL RECP MICROWAVE 1750 EWH-1 UNISEX RESTROOM #1 GAS RANGE 1750 W/ CKT #8 - - = 1ST FL. CASE MGMT #3/RES. SERVICES RECP. 1800 - 10 - 11 20/1 1800 - 10 - 13 20/1 1440 - 8 - 15 20/1 3250 EWH-2 UNISEX RESTROOM #2 360 MAIN MPOE CATV RECP W/ CKT #12 = 1ST FL. JOB CENTER RECP. MPOE TIMECLOCK - 500 MPOE FACP - IST FL. JOB CENTER RECP. = 1ST FL. JOB CENTER RECP. MPOE AVP SPACE SPACE 500 MPOE SECP SPACE SPARE = SPACE SPARE SPACE = SPAC E SPARE - = SPACE **- ♦ A=** 12951 VA **- ♦ Α=** 11620 VA TOTAL CONNECTED LOAD: 20000 VA S3.3 AMPS @ 240 VOLTS - 1 \$\phi\$ PER CEC 220.82 LOAD CALCULATION TOTAL CONNECTED LOAD: 25631 VA ■ ■ OR 106.8 AMPS @ 240 VOLTS - 1 Ø PER CEC 220.82 LOAD CALCULATION HACR = HACR TYPE CIRCUIT BREAKER L/O = PROVIDE LOCK-OFF DEVICE ON CIRCUIT BREAKER

GECL = GROUND FAULT INTERRUPTING TYPE CIRCUIT BREAKER

GF/AF = DUAL FUNCTION FAULT AND ARC FAULT = HACR = HACR TYPE CIRCUIT BREAKER L/O = PROVIDE LOCK-OFF DEVICE ON CIRCUIT BREAKER

GF/AF = DUAL FUNCTION FAULT AND ARC FAULT

GF/AF = DUAL FUNCTION FAULT AND ARC FAULT GFCI = GROUND FAULT INTERRUPTING TYPE CIRCUIT BREAKER GFCI = GROUND FAULT INTERRUPTING TYPE CIRCUIT BREAKER INTERRUPTING TYPE CIRCUIT BREAKER. INTERRUPTING TYPE CIRCUIT BREAKER. ALL PANEL BOARD BRANCH CIRCUIT BREAKERS THE FOLLOWING SHALL APPLY: ON ALL MULTI-WIRED HOMERUN CIRCUIT BREAKERS (REFER TO PLANS TO DETERMINE ALL PANEL BOARD BRANCH CIRCUIT BREAKERS THE FOLLOWING SHALL APPLY: ON ALL MULTI-WIRED HOMERUN CIRCUIT BREAKERS (REFER TO PLANS TO DETERMINE H ALL PANEL BOARD BRANCH CIRCUIT BREAKERS INE FULLOWING SHALL AFFLE ON ALL MOLT WILLS TOWNSON SHALL (PER CEC 210.4(B))

2 AND/OR 3 HOMERUNS), CONTRACTOR SHALL FIELD INSTALL ON ALL MULTI-USE CIRCUIT BREAKERS APPROVED HANDLE TIE (PER CEC 210.4(B)) 2 AND/OR 3 HOMERUNS), CONTRACTOR SHALL FIELD INSTALL ON ALL MULTI-USE CIRCUIT BREAKERS APPROVED HANDLE TIE (PER CEC 210.4(B))

FSY

2902 KNOX AVE, 2ND FLOOR
LOS ANGELES, CA 90039
TEL: 323.255.4343
FAX: 323.255.4848
WWW.FSYARCHITECTS.COM
MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

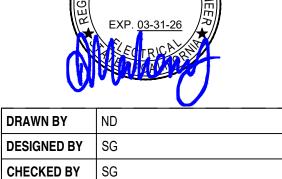
PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER 294-24-004

CLIENT NAME: CLIENT ADDRESS:
CITY OF BURBANK 150 N. THIRD STREET
BURBANK, CA 91502

CONSULTANTS





DRAWING TITLE: ELECTRICAL PANEL SCHEDULES

APPROVED BY DM

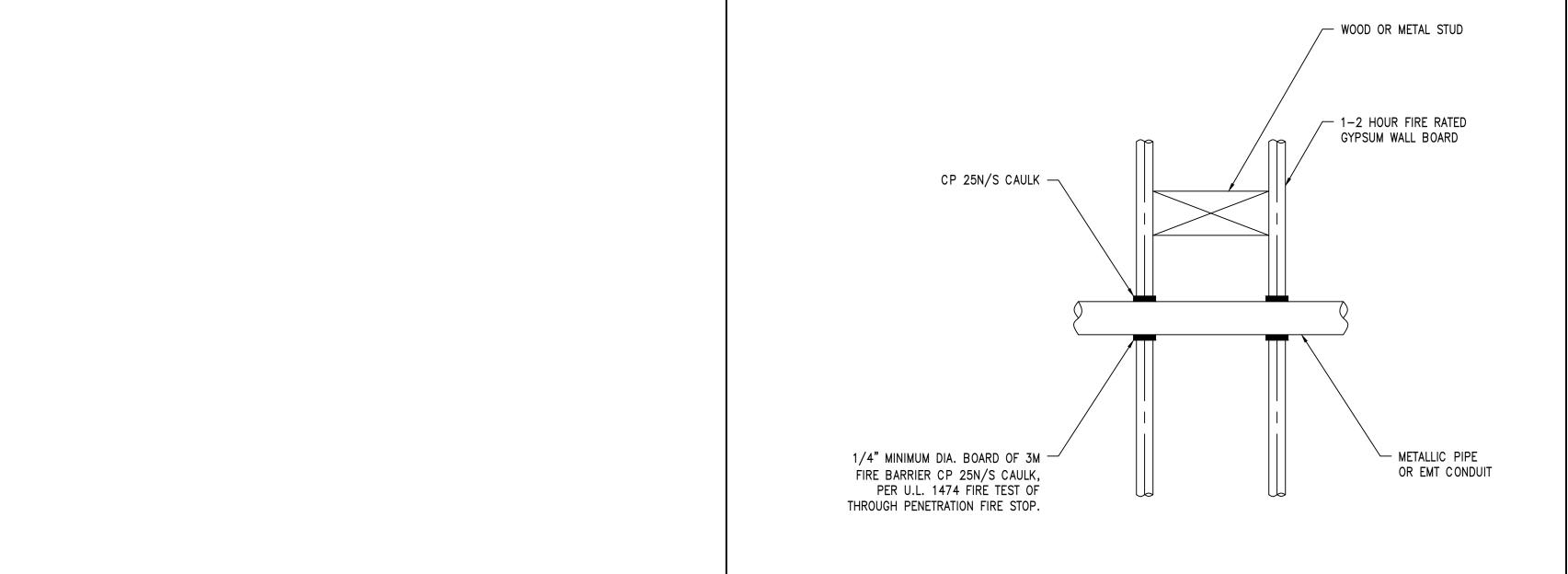
DESIGN DEVELOPMENT							
Date	12/12/2024						
Drawn by	SEE QA/QC						
Checked by	SEE QA/QC						

E4.02

le N.T.S.

GENERAL NOTES

REFER TO DP CATALOG CLASS 1630 FOR ADDITIONAL INFORMATION NOOD PANELBOARDS MEET THE APPLICABLE REQUIREMENTS OF UL AND CSA. BOX: CODE GAUGE GALVANIZED STEEL. ONE ENDWALL IS BLANK. THE OTHER HAS KNOCKOUTS. FRONT: MONO-FLAT CONSTRUCTION WITH CONCEALED TRIM SCREWS AND DOOR HINGES. ANSI 49 GRAY BAKED ENAMEL FINISH ELECTRODE POSITED OVER CLEANED PHOSPHATIZED STEEL. LOCK: FLUSH LOCK WITH BRUSHED, STAINLESS STEEL ESCUTCHEON. NSR-251 KEY CHANGE.



2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET,

BURBANK, CA 91504

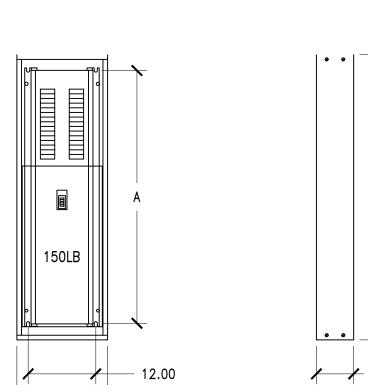
PROJECT NUMBER

CLIENT NAME: **CLIENT ADDRESS:** CITY OF BURBANK

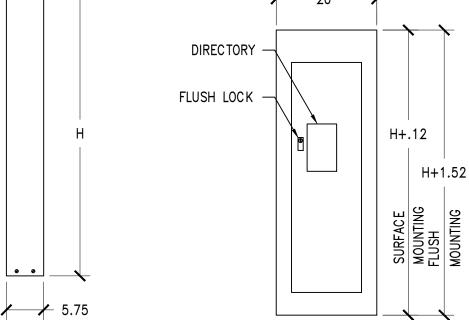
150 N. THIRD STREET BURBANK, CA 91502

294-24-004

CONSULTANTS



- 20.00



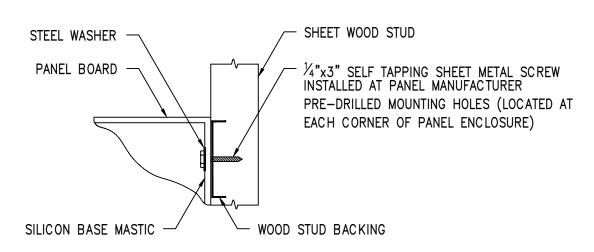
TYPICAL BOX TYPICAL BOX WITH INTERIOR SIDE VIEW

TYPICAL BOX FRONT

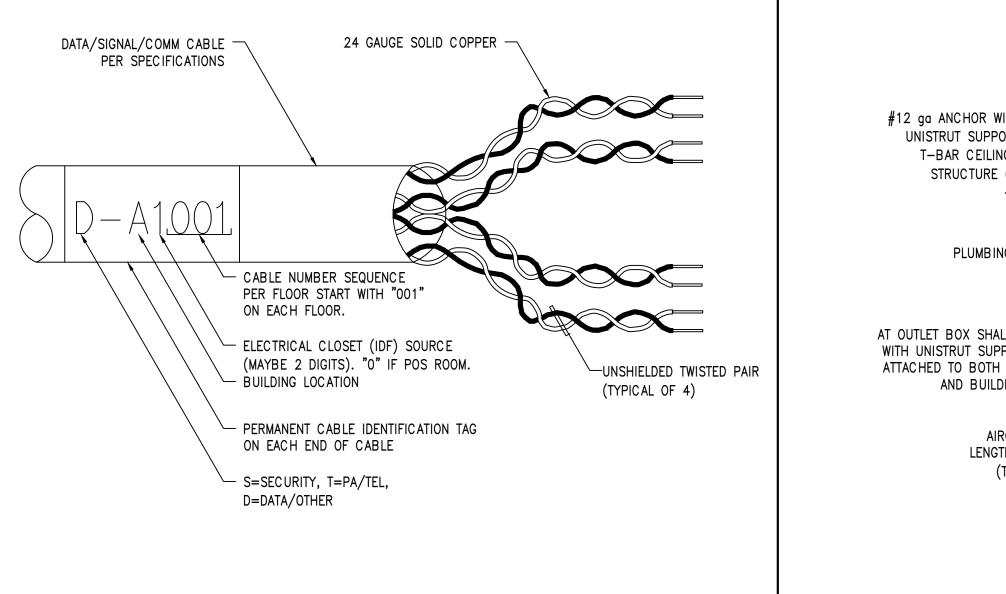
000 000

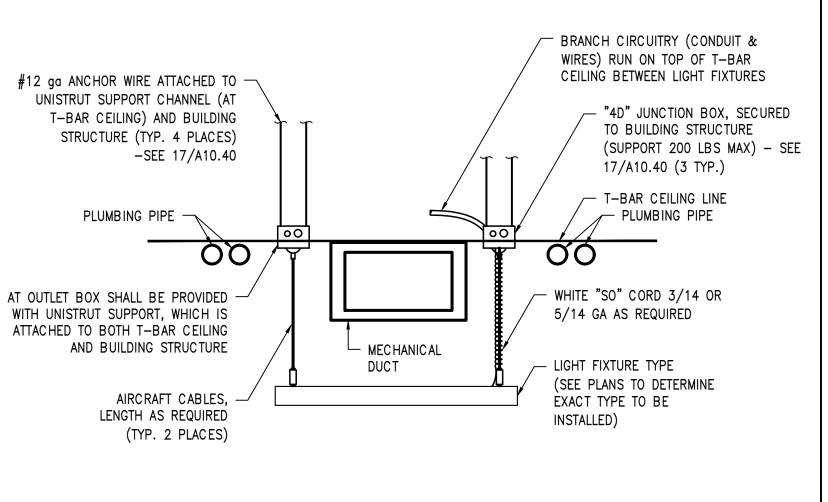
ENDWALL WITH KNOCKOUTS (OTHER END WALL IS BLANK)

TYPICAL MOUNTING OF QO, **QOB BREAKERS**



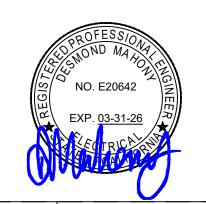
WOOD STUD WALL ANCHOR DETAIL





CONDUIT PENETRATING FIRE RATED GYPSUM WALLBOARD

3825 DEL AMO BOULEVARD TORRANCE, CA 90503 PH: 310 464 8404 WWW.BREENDESIGN.COM



DRAWN BY ND **DESIGNED BY** SG CHECKED BY SG APPROVED BY DM

DRAWING TITLE: **ELECTRICAL DETAILS**

DESIGN DEVELOPMENT 12/12/2024 SEE QA/QC Drawn by SEE QA/QC Checked by

E5.01

PANEL MOUNTING DETAIL

COPYRIGHT ©2024 BREEN DESIGN GROUP

DATA/SIGNAL/COMMUNICATIONS CABLE LABELING

LIGHTING DETAIL (SUSPENDED CEILING)

(3)

Scale

N.T.S.

STATE OF CALIFORNIA

Indoor Lighting

CERTIFICATE OF COMPLIANCE This document is used to demonstrate compliance with requirements in 110.9, 110.12(c), 130.0, 130.1, 140.6 and 141.0(b)2 for indoor lighting scopes using the prescriptive path for nresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e) and 180.2(b)4 for indoor lighting scopes using the prescriptive path for multifamily occupancies. Multifamily includes dormitory and senior living facilities. **Project Name:** Home Again Los Angeles Property Report Page: Project Address: 2244 N. Buena Vista Street, Date Prepared A. GENERAL INFORMATION 01 Project Location (city) Burbank 04 Total Conditioned Floor Area (ft²) 3,459 05 Total Unconditioned Floor Area (ft²) 454 02 Climate Zone 06 # of Stories (Habitable Above Grade) Occupancy Types Within Project (select all that apply): ● Office ● Support Areas ● All Other Occupancies B. PROJECT SCOPE This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(e) or 141.0(b)2 / 180.2(b)4 for alterations. Scope of Work Conditioned Spaces Unconditioned Spaces My Project Consists of (check all that apply): Calculation Method Area (ft²) Calculation Method Area (ft²) Area Category Method 3459 Area Category Method 454 ☐ New Lighting System - Parking Garage Total Area of Work (ft²) 3459 454 Generated Date/Time: Documentation Software: EnergyPro CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: EnergyPro-5297-0225-1155 Report Generated: 2025-02-11 03:52:36 Schema Version: rev 20220101 STATE OF CALIFORNIA Indoor Lighting CALIFORNIA ENERGY COMMISSION CERTIFICATE OF COMPLIANCE (Page 4 of 9) **Project Name:** Home Again Los Angeles Property Report Page: 2/11/202 H. INDOOR LIGHTING CONTROLS (Not including PAFs) This table includes lighting controls for conditioned and unconditioned spaces. **Building Level Controls** 03 Field Inspector Mandatory Demand Response 110.12(c) Shut-off controls 130.1(c) / 160.5(b)4C Fail Required >= 4,000W subject to multilevel Whole Building Auto Time Switch Area Level Controls 09 | 10 | 12 Complete Building or Area Shut-Off Control Field Inspector Controls Controls Daylighting Systems **Category Primary Function** 130.1(c) // Area Description Daylighting 130.1(a)/ 130.1(b) / 130.1(d) / 140.6(a)1/ Area 160.5(b)4C 130.1(d)/ 160.5(b)4A 160.5(b)4B 160.5(b)4D 170.2(e)2A 160.5(b)4D Convention, Conference, Occupancy Sensor | General Ltg | 24sf Glazing Conference Rooms Multipurpose and Meeting Center < 60W NA: Rm < NA: Rm < Breakroom/Kitchens Lounge Occupancy Sensor Accessible 24sf Glazing 24sf Glazing NA: Rm < NA: Rm < Laundry & Water Heater Laundry Occupancy Sensor Dimmer 24sf Glazing 24sf Glazing Accessible NA: Rm < NA: Rm < NA: 24 hour/365 day 24sf Glazing 24sf Glazing Storage All Other Space Types Accessible uminaire <=2 Lamps NA: Rm < NA: Rm < Unisex Restrooms 24sf Glazing 24sf Glazing Accessible Corridor Hallways Occupancy Sensor Personnel 24sf Glazing 24sf Glazing Generated Date/Time: Documentation Software: EnergyPro Report Version: 2022.0.000 Compliance ID: EnergyPro-5297-0225-1155 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Schema Version: rev 20220101 Report Generated: 2025-02-11 03:52:36 STATE OF CALIFORNIA **Indoor Lighting Indoor Lighting** CALIFORNIA ENERGY COMMISSION CERTIFICATE OF COMPLIANCE CERTIFICATE OF COMPLIANCE **Project Name:** Home Again Los Angeles Property Report Page: (Page 7 of 9) **Project Name:** Home Again Los Angeles Property 2/11/2025 P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF)) This section does not apply to this project Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS This section does not apply to this project R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS This section does not apply to this project. S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF) This section does not apply to this project. T. DWELLING UNIT LIGHTING This section does not apply to this project U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online Form/Title NRCI-LTI-E - Must be submitted for all buildings Generated Date/Time: Documentation Software: EnergyPro

Report Version: 2022.0.000

Schema Version: rev 20220101

Compliance ID: EnergyPro-5297-0225-1155

Report Generated: 2025-02-11 03:52:36

STATE OF CALIFORNIA Indoor Lighting CALIFORNIA ENERGY COMMISSION CERTIFICATE OF COMPLIANCE NRCC-LTI-E **Proiect Name:** Home Again Los Angeles Property (Page 2 of 9) Report Page: Date Prepared: 2/11/2025 C. COMPLIANCE RESULTS

	Allowed Lighting Power per 140.6(b) / 170.2(e) (Watts)							Adjusted Lighting Power per 140.6(a) / 170.2(e) (Watts)					Compliance Results
Lighting in	01	02	03	04		05	1	06	07		08		09
conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)1 / 170.2(e)	Complete Building 140.6(c)1	Area Category 140.6(c)2 / 170.2(e)4	Area Category Additional 140.6(c)2G / 170.2(e)4Av (+) (See Table J)	Tailored 140.6(c)3 / 170.2(e)4B (+)	=	Total Allowed (Watts)	≥	Total Designed (Watts)	Adjustments PAF Lighting Control Credits 140.6(a)2 / 170.2(e)1B (-) (See Table P)	=	Total Adjusted (Watts) *Includes Adjustments		05 must be >= 08 140.6 / 170.2(e)
Conditioned		2,229.2	0		=	2,229	≥	2,094	0	=	2094		COMPLIES
Unconditioned		228.8	0		=	229	2	144	0	=	144		COMPLIES
	Controls Compliance (See Table H for Details)									COMPLIES			
	Rated Power Reduction Compliance (See Table Q for Details)												

D. EXCEPTIONAL CONDITIONS This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

CALIFORNIA ENERGY COMMISSION

This table includes remarks made by the permit applicant to the Authority Havina Jurisdiction

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: EnergyPro-5297-0225-1155 Report Generated: 2025-02-11 03:52:36 Schema Version: rev 20220101 STATE OF CALIFORNIA **Indoor Lighting** CALIFORNIA ENERGY COMMISSION CERTIFICATE OF COMPLIANCE NRCC-LTI-E (Page 5 of 9) **Project Name:** Home Again Los Angeles Property Report Page:

Generated Date/Time:

_									
	H. INDOOR LIGHTING CONTI	ROLS (Not including PAFs)							
	Offices < 250 sq. ft.	Office (<=250 square feet)	Readily Accessible	Dimmer	Occupancy Sensor	NA: Rm < NA: Rm < 24sf Glazing 24sf Glazing	No		
	Offices > 250 sq. ft.	Office (>250 square feet)	Readily Accessible	Dimmer	Occupancy Sensor	NA: Rm < NA: Rm < 24sf Glazing 24sf Glazing	No		
	МРОЕ	Electrical Mechancial Telephone Room	Auth. Personnel	NA: Enclosed area w/ 1 luminaire <=2 Lamps	NA: Elec. equip. rm	NA: Rm < NA: Rm < 24sf Glazing 24sf Glazing	No		
	·						13		
- 1						Plan Shoo	t Showing Da	vlit Zones	

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used . Additional Allowance / Adjustment Complete Building or Area Category Primary Illowed Density Allowed Wattage Area Description Area (ft²) (W/ft^2) (Watts) **Function Area** Area Category Convention, Conference, Multipurpose and 0.75 Conference Room 982 736.5 Meeting Center Breakroom/Kitchen 0.55 195 107.3 No No Laundry & Water Heater Laundry 0.4 345 Hallway Corridor No Offices < 250 sq. ft. Office (<=250 square feet) 0.65 959 623.4 Office (<=250 square feet) 597.4 See Tables J, or P for detail TOTALS: 3,459 2,229.2 Unconditioned Spaces 03 04 05

Generated Date/Time: Documentation Software: EnergyPro Compliance ID: EnergyPro-5297-0225-1155 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Report Generated: 2025-02-11 03:52:36 Schema Version: rev 20220101 STATE OF CALIFORNIA

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and any with "-A" in the form name must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html Systems/Spaces To Be Field Form/Title Verified NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls. Whole Building Time Switch; onference Rooms; reakroom/Kitchens; Laundry & Water Heater; Unisex Restrooms; Hallways; Offices < 250 sq. ft.; Offices > 250 sq. NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls. Whole Building Demand

Report Page:

Generated Date/Time: Documentation Software: EnergyPro Report Version: 2022.0.000 Compliance ID: EnergyPro-5297-0225-1155 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Schema Version: rev 20220101 Report Generated: 2025-02-11 03:52:36 STATE OF CALIFORNIA **Indoor Lighting** CALIFORNIA ENERGY COMMISSION CERTIFICATE OF COMPLIANCE NRCC-LTI-E (Page 3 of 9) **Project Name:** Home Again Los Angeles Property Report Page: **Date Prepared** 2/11/202

F. INDOOR LIGHTING FIXTURE SCHEDULE

F/FE 12W Led 5" Round

Ceiling Light Fixtures

F/FE

Indoor Lighting

CERTIFICATE OF COMPLIANCE

Project Name: Home Again Los Angeles Property

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Documentation Software: EnergyPro

CALIFORNIA ENERGY COMMISSION

(Page 8 of 9)

2/11/2025

2/11/2025

This table includes all planned permanent and portable lighting other than dwelling unit/ hotel/ motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table T. If using Table T to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are

not included he	ere.												
Designed Wattage: Conditioned Spaces													
01	02	03	04	05	06	07	08	09	10				
Name or Item Tag		Modular (Track) Fixture	Small Aperture & Color Change ¹	Watts per luminaire ²	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(e)2C	Design Watts	Field Inspector				
									Pass	Fail			
F/FE	F/FE 12W Led 5" Round Ceiling Light Fixtures	No	NA	12	Mfr. Spec	12	No	144					
F1/F1E	F1/F1E 26W Led 2' x 2' Select Stack Switch Light Fixtures	No	NA	26	Mfr. Spec	75	No	1,950					
Total Designed Watts: CONDITIONED SPACES 2,094													
Designed Wat	Designed Wattage: Unconditioned Spaces												
01	02	03	04	05	06	07	08	09	10				
Name or Item		Modular	Small Aperture &	Watts per	How is Wattage	Total Number	Excluded per 140.6(a)3 /	Design Watts	Field Inspector				
Tag									D	F . 11			

Total Designed Watts: UNCONDITIONED SPACES ¹FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(e)2D is adjusted to be 75% /80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.

²Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.

G. MODULAR LIGHTING SYSTEMS This section does not apply to this project. Generated Date/Time: Documentation Software: EnergyPro Compliance ID: EnergyPro-5297-0225-1155 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Report Generated: 2025-02-11 03:52:36 Schema Version: rev 20220101 STATE OF CALIFORNIA

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS Allowed Density Additional Allowance / Adjustmen Complete Building or Area Category Primary Allowed Wattage Area Description Function Area (W/ft^2) (Watts) Area Category All Other Space Types 0.4 97.6 Storage 244 No No MPOE Electrical Mechancial Telephone Room 0.4 21 8.4 No No

Report Page:

Date Prepared:

Unisex Restroom 0.65 122.8 No TOTALS: 454 228.8 See Tables J, or P for detail J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE This section does not apply to this project. L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY This section does not apply to this project

This section does not apply to this project. N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE /SPECIAL EFFECTS

This section does not apply to this project. O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE This section does not apply to this project.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: EnergyPro-5297-0225-1155 Schema Version: rev 20220101 Report Generated: 2025-02-11 03:52:36 STATE OF CALIFORNIA **Indoor Lighting** CALIFORNIA ENERGY COMMISSION CERTIFICATE OF COMPLIANCE

Generated Date/Time:

NRCC-LTI-E **Project Name:** Home Again Los Angeles Property (Page 9 of 9) Report Page: Project Address: 2244 N. Buena Vista Street, Date Prepared 2/11/2025 DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete. Desmond Mahony, P.E. Breen Design Group 2025-02-11 3825 Del Amo Boulevard E-20642 Torrance CA 90503 (310) 464-8404 RESPONSIBLE PERSON'S DECLARATION STATEMENT

certify the following under penalty of perjury, under the laws of the State of California: The information provided on this Certificate of Compliance is true and correct. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer) The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirement

of Title 24, Part 1 and Part 6 of the California Code of Regulations. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable

inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the bui ponsible Designer Signature Desmond Mahony, P.E. Breen Design Group 2025-02-11 3825 Del Amo Boulevard E-20642 Torrance CA 90503 (310) 464 8404

> Documentation Software: EnergyPro Generated Date/Time:

> > Report Version: 2022.0.000

Schema Version: rev 20220101

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS | MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

294-24-004 **PROJECT NUMBER**

CLIENT NAME: CLIENT ADDRESS: CITY OF BURBANK 150 N. THIRD STREET

BURBANK, CA 91502

CONSULTANTS

CALIFORNIA ENERGY COMMISSION

Documentation Software: EnergyPro

Compliance ID: EnergyPro-5297-0225-1155

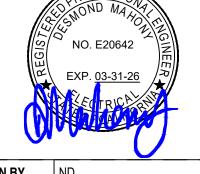
Report Generated: 2025-02-11 03:52:36

NRCC-LTI-E

(Page 6 of 9)

2/11/2025





DRAWN BY ND **DESIGNED BY** SG CHECKED BY SG APPROVED BY DM

DRAWING TITLE: TITLE 24 COMPLIANCE FORMS - SHEET THREE

DESIGN DEVELOPMENT 12/12/2024 SEE QA/QC Drawn by Checked by SEE QA/QC

Scale

N.T.S.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

STATE OF CALIFORNIA STATE OF CALIFORNIA STATE OF CALIFORNIA **Outdoor Lighting Outdoor Lighting Outdoor Lighting** CALIFORNIA ENERGY COMMISSION CALIFORNIA ENERGY COMMISSION CERTIFICATE OF COMPLIANCE CERTIFICATE OF COMPLIANCE CERTIFICATE OF COMPLIANCE NRCC-LTO-E This document is used to demonstrate compliance with requirements in 110.9, 130.0, 130.2, 140.7, and 141.0(b)2L for outdoor lighting scopes using the prescriptive path for (Page 2 of 7) **Project Name:** Home Again Los Angeles Property Report Page: nresidential and hotel/motel occupancies. It is also used to document compliance with requirements in 160.5, 170.2(e)6, 180.1(a) and 180.2(b)4Bv for outdoor lighting scopes using Date Prepared: 2/11/2025 the prescriptive path for multifamily and mixed-use occupancies. Multifamily includes dormitory and senior living facilities. Report Page: Project Name: Home Again Los Angeles Property (Page 1 of 7) Project Address: 2244 N. Buena Vista Street, Date Prepared: 2/11/2025 C. COMPLIANCE RESULTS Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer A. GENERAL INFORMATION to Table D. Exceptional Conditions for guidance or see applicable Table referenced below. 01 Project Location (city) Calculations of Total Allowed Lighting Power (Watts) 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4By **Compliance Results** Total Illuminated Hardscape Area (ft²) 02 Climate Zone lighting is included here. 01 08 09 03 Outdoor Lighting Zone per Title 24 Part 1 10.114 or as designated by Authority Having Jurisdiction (AHJ): General □ LZ-0: Very Low - Undeveloped Parkland □ LZ-2: Moderate - Urban Clusters □ LZ-4: High - Must be reviewed by CA Energy Commission for Approval Per Specific Hardscape Application Area ☐ LZ-1: Low - Rural Areas ☐ LZ-3: Moderately High - Urban Areas Allowance 140.7(d)2/ **Total Allowed Total Actual** Frontage 07 must be >= 08 140.7(d)2 / 140.7(d)2/ 140.7(d)1/ 140.7(d)2 170.2(e)6 141.0(b)2L/ 05 Occupancy Types within Project (Watts) 170.2(e)6 170.2(e)6 170.2(e)6 (See Table K) (See Table L) 180.2(b)4Bv (See Table M) (See Table J) ● Office ● Support Areas ● All Other Occupancies (See Table I) (See Table N) 668 + --- + 668 ≥ 642 --- | + | --- | OR | COMPLIES **Shielding Compliance (See Table G for Details** B. PROJECT SCOPE COMPLIES **Controls Compliance (See Table H for Details** This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.7 / 170.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations My Project Consists of: D. EXCEPTIONAL CONDITIONS This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form. ⊠ New Lighting System
 ■ New Lighting System
 Must Comply with Allowances from 140.7 / 170.2(e)6 ☐ Altered Lighting System Is your alteration increasing the connected lighting load (Watts)? Yes 🔵 E. ADDITIONAL REMARKS This table includes remarks made by the permit applicant to the Authority Having Jurisdiction. % of Existing Luminaires Being Altered¹ Sum Total of Luminaires Being Added or Altered Calculation Method \square < 10% \square >= 10% and < 50% \square >= 50% EX: Luminaire is lighting a statue; EXCEPTION 2 to 130.2(b) Please proceed to Table F. Outdoor Lighting Fixture Schedule to define the project's luminaires. ¹ FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100. Generated Date/Time: Documentation Software: EnergyPro Documentation Software: EnergyPro Generated Date/Time: Compliance ID: EnergyPro-5297-0225-1155 Compliance ID: EnergyPro-5297-0225-1155 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Schema Version: rev 20220101 Report Generated: 2025-02-11 03:52:36 Schema Version: rev 20220101 Report Generated: 2025-02-11 03:52:36 STATE OF CALIFORNIA STATE OF CALIFORNIA STATE OF CALIFORNIA **Outdoor Lighting Outdoor Lighting Outdoor Lighting** CALIFORNIA ENERGY COMMISSION CALIFORNIA ENERGY COMMISSION CERTIFICATE OF COMPLIANCE NRCC-LTO-E CERTIFICATE OF COMPLIANCE NRCC-LTO-E CERTIFICATE OF COMPLIANCE (Page 5 of 7) Project Name: Home Again Los Angeles Property (Page 4 of 7) Report Page: **Project Name:** Home Again Los Angeles Property Report Page: 2/11/2025 I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e)) G. SHIELDING REQUIREMENTS (BUG) This table includes areas using allowance calculations per 140.7 / 170.2(e). General This section does not apply to this project. Hardscape Allowance is per Table 140.7-A/Table 170.2-R while "Use it or lose it" 'Use it or lose it" Allowance (select all that apply) (select all that apply) llowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being □ General H. OUTDOOR LIGHTING CONTROLS used to expand sections for user input. Luminaires that qualify for one of the "Use it or Hardscape ☐ Per Specific lose it" allowances shall not qualify for another "Use it or lose it" allowance. ☐ Sales Frontage ☐ ☐ Ornamenta This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are Allowance Application Outdoor lighting attached to multifamily buildings and controlled from the inside of a Table K This section does not apply to this project. existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by Table I (below) Table M Table J dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here. Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel multifamily buildings and controlled from the inside of a dwelling unit Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas in Multifamily Buildings 03 04 05 06 07 08 09 Area Wattage Allowance (AWA) Linear Wattage Allowance (LWA) **Total General** Area Description luminated Area | Allowed Density | Area Allowance | Perimeter Length | Allowed Density | Linear Allowance | AWA + LWA Field Inspector Shut-Off Auto-Schedule Motion Sensor (W/If) (Watts) (W/ft^2) Area Description 130.2(c)1 / 160.5(c) 130.2(c)3 / 160.5(c) NRCI-LTO-E - Must be submitted for all buildings 130.2(c)2 / 160.5(c) 0.2 Exterior Site Lighting/Trash Area 16578 0.019 1023 153.4 Pass Initial Wattage Allowance for Entire Site (Watts): Exterior Site Lighting/Trash Photocontrol Provided Provided Instances of Initial Wattage Allowance (LZ 0 only)¹ ¹FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed. Total General Hardscape Allowance (Watts): 668 ²Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source. Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html ³Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from ii and iii. J. LIGHTING ALLOWANCE: PER APPLICATION This section does not apply to this project. K. LIGHTING ALLOWANCE: SALES FRONTAGE This section does not apply to this project. L. LIGHTING ALLOWANCE: ORNAMENTAL This section does not apply to this project. Generated Date/Time: Documentation Software: EnergyPro Generated Date/Time: Documentation Software: EnergyPro Compliance ID: EnergyPro-5297-0225-1155 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: EnergyPro-5297-0225-1155 Schema Version: rev 20220101 Report Generated: 2025-02-11 03:52:36 Schema Version: rev 20220101 Report Generated: 2025-02-11 03:52:36 STATE OF CALIFORNIA **Outdoor Lighting** CALIFORNIA ENERGY COMMISSION CERTIFICATE OF COMPLIANCE NRCC-LTO-E (Page 7 of 7) **Project Name:** Home Again Los Angeles Property Report Page: 2244 N. Buena Vista Street, Date Prepared: 2/11/2025 Project Address: DOCUMENTATION AUTHOR'S DECLARATION STATEMENT I certify that this Certificate of Compliance documentation is accurate and complete. Desmond Mahony, P.E. Breen Design Group 2025-02-11 EA/ HERS Certification Identification (if applicable) 3825 Del Amo Boulevaro E-20642 Torrance CA 90503 (310) 464-8404 RESPONSIBLE PERSON'S DECLARATION STATEMENT ertify the following under penalty of perjury, under the laws of the State of California: The information provided on this Certificate of Compliance is true and correct. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer) The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builde sponsible Designer Signature Desmond Mahony, P.E. Breen Design Group 2025-02-11 3825 Del Amo Boulevard E-20642 (310) 464 8404 Torrance CA 90503

CALIFORNIA ENERGY COMMISSION NRCC-LTO-E (Page 3 of 7) Project Name: Home Again Los Angeles Property Report Page: **Date Prepared** 2/11/202

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with 140.7 / 170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within he spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per 141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor

, ,												
Designed Wattage:												
01	02		03	04	05	06	07	08	09	10		
Name or Item Tag	Complete Luminaire Description		Watts per Iuminaire ^{1, 2}	How is Wattage determined	Total Number Luminaires ²	Luminaire Status ³	Excluded per 140.7(a) / 170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output	Fie Inspe		
									130.2(b) / 160.5(c)1 ⁴	Pass F	Fail	
EA/EAE	EA/EAE 24W Led WPLEDM Field Adjustable Light Fixture	Linear	24	Mfr. Spec	14	New		336	NA: < 6200 lumens			
EB	EB 3W Led Integrated Path Light	Linear	3	Mfr. Spec	12	New		36	NA: < 6200 lumens			
EC/ECE	EC/ECE 24W Led Bollard With Cylindrical Post Light Fixture	Linear	24	Mfr. Spec	9	New		216	NA: < 6200 lumens			
EUE	EUE 18W Led 4' L285-AOK Adjustable Output Led Lensed Strip Light Fixture	☐ Linear	18	Mfr. Spec	3	New		54	NA: < 6200 lumens			

st NOTES: Selections with a st require a note in the space below explaining how compliance is achieved.

¹FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b)

² For linear luminaires, wattage should be indicated as W/lf instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires

³ Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of

⁴ Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by 130.2(b)/ 160.5(c)

Documentation Software: EnergyPro Generated Date/Time: CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Compliance ID: EnergyPro-5297-0225-1155 Report Version: 2022.0.000 Schema Version: rev 20220101 Report Generated: 2025-02-11 03:52:36

Total Design Watts: 642

CALIFORNIA ENERGY COMMISSION NRCC-LTO-E **Project Name:** Home Again Los Angeles Property (Page 6 of 7) Report Page: 2/11/2025

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification

Systems/Spaces To Be Field Form/Title NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires. Exterior Site Lighting/Trash

Generated Date/Time: Documentation Software: EnergyPro CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance Report Version: 2022.0.000 Compliance ID: EnergyPro-5297-0225-1155 Report Generated: 2025-02-11 03:52:36 Schema Version: rev 20220101

2902 KNOX AVE, 2ND FLOOR LOS ANGELES, CA 90039 TEL: 323.255.4343 FAX: 323.255.4848 WWW.FSYARCHITECTS.COM ARCHITECTS | MAIL@FSYARCHITECTS.COM

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of FSY Architects. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

NOT FOR CONSTRUCTION

PROJECT NAME: HOME AGAIN LOS ANGELES PROPERTY

PROJECT ADDRESSES: 2244 N. BUENA VISTA STREET, BURBANK, CA 91504

PROJECT NUMBER 294-24-004

CLIENT NAME: CLIENT ADDRESS:

CITY OF BURBANK 150 N. THIRD STREET BURBANK, CA 91502

CONSULTANTS

3825 DEL AMO BOULEVARD TORRANCE, CA 90503 PH: 310 464 8404 WWW.BREENDESIGN.COM



DRAWN BY **DESIGNED BY** SG CHECKED BY SG APPROVED BY DM

DRAWING TITLE: TITLE 24 COMPLIANCE FORMS - SHEET **FOUR**

DESIGN DEVELOPMENT 12/12/2024 SEE QA/QC Drawn by Checked by SEE QA/QC

N.T.S.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Generated Date/Time:

Report Version: 2022.0.000

Schema Version: rev 20220101

Documentation Software: EnergyPro

Compliance ID: EnergyPro-5297-0225-1155 Report Generated: 2025-02-11 03:52:36