GENERAL NOTES

1. PROVIDE EACH BEDROOM, BASEMENT, AND HABITABLE ATTICS WITH A MINIMUM OF ONE EXTERIOR WINDOW WITH A 44" MAXIMUM CLEAR OPENING HEIGHT, 5.7 SQ. FT. MINIMUM CLEAR OPENABLE AREA (MINIMUM 5.0 SQ. FT. AT GRADE FLOOR OPENINGS), 24" MINIMUM CLEAR OPENABLE HEIGHT AND 20" MINIMUM CLEAR WIDTH, OR AN OPENABLE EXTERIOR EXIT DOOR. (CRC R310.2.1 AND CRC R310.2.2) WINDOW WELLS, LADDERS, AND STEPS SHALL COMPLY WITH CRC R310.2.3. BARS, GRILLES, COVERS, ANDS SCREENS SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR FORCE GREATER THAN 15LBS TO OPERATE THE EMERGENCY ESCAPE AND RESCUE OPENINGS. (CRC R310.4) PHOTOVOLTAIC PANELS & MODULES SHALL NOT BE BELOW AN EMERGENCY ESCAPE AND RESCUE OPENING WITHIN 36". (R324.6.2.2)
2. EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED WITH ENERGY STAR APPROVED EQUIPMENT (MINIMUM 50CFM) WITH AN INTEGRAL HUMIDISTAT INSTALLED. (CRC R303.3.1)
3. PROVIDE ATTIC CROSS VENTILATION: 1/150 OF ATTIC AREA OR 1/300 WITH AT LEAST 40% BUT NOT MORE THAN 50% OF VENTS ARE A MAXIMUM 3 FT. BELOW THE RIDGE OR HIGHEST SPACE IN THE ATTIC AND THE BALANCE IS PROVIDED IN THE LOWER THIRD OF THE ATTIC SPACE (NOT LIMITED TO EAVES OR CORNICE VENTS). AS AN ALTERNATIVE IN CLIMATE ZONE 16 (TRUCKEE REGION), THE NET AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. BAFFLES ARE REQUIRED AT VENTS FOR INSULATION. PROVIDE MINIMUM OF 1" INCH OF AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING.
(CRC R806)
4. ENCLOSED RAFTER SPACES SHALL HAVE A 1-INCH CLEAR CROSS VENTILATION. (PROPERLY SIZED RAFTERS FOR INSULATION) (CRC R806.3)
5. UNDER FLOOR CROSS VENTILATION: MINIMUM 1.0 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA. WHEN A CLASS 1 VAPOR RETARDER IS INSTALLED ON THE GROUND SURFACE THE MINIMUM AREA OF VENTILATION MAY BE LIMITED TO 1SQ.FT FOR EACH 1,500 SQUARE FEET OF UNDER-FLOOR SPACE. ONE VENTILATION OPENING SHALL BE WITHIN THREE (3) FEET OF EACH CORNER OF THE BUILDING (CRC R408.1). UNVENTED CRAWL SPACES SHALL COMPLY WITH CRC R408.3. UNVENTED CRAWL SPACE ADDED OPTION FOR DEHUMIDIFICATION OF 70 PINTS MOISTURE PER DAY PER 1,000 SF TO REQUIREMENT FOR EXEMPTION. (R408.3)
6. EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES EXPOSED TO WATER, WHERE STRUCTURAL FRAMING IS PROTECTED BY AN IMPERVIOUS MOISTURE BARRIER REQUIRE CONSTRUCTION DOCUMENTS WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS (R106.1.5). MUST BE INSPECTED AND APPROVED BEFORE CONCEALING BARRIER.
(R109.1.5.3)
7. ENCLOSED FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES EXPOSED TO RAIN, SNOW OR DRAINAGE FROM IRRIGATION SHALL BE PROVIDED WITH CROSSVENTILATION AREA OF AT LEAST 1/150. (R317.1.6)
8. PROVIDE LANDINGS AND A PORCH LIGHT AT ALL EXTERIOR DOORS. LANDINGS ARE TO BE MINIMUM 3 FT DEEP X WIDTH OF DOOR. LANDINGS AT REQUIRED EGRESS DOORS MAY STEP DOWN A MAXIMUM OF 7.75 INCHES WHEN THE DOOR DOES NOT SWING OVER THE LANDING AND 1.5 INCHES WHEN DOOR SWINGS ONTO THE LANDING. OTHER THAN REQUIRED EXTERIOR EXIT DOORS MAY HAVE A THRESHOLD OF 7.75 INCHES MAXIMUM; A LANDING IS NOT REQUIRED IF A STAIR WITH TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE AND THE DOOR DOES NOT SWING OVER THE STAIRWAY.
(CRC R311.3-R311.3.2)
9. MEZZANINES SHALL NOT BE GREATER THAN 1/3 OF THE STORY UNLESS FIRE SPRINKLERS ARE INSTALLED THEN THE AREA CAN BE ½ OF THE STORY. (R325.3)
10. THE FOLLOWING WINDOWS SHALL BE FULLY TEMPERED: (CRC R308.4)
• SLIDING/SWINGING GLASS DOORS
• GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE (CRC R308.4.5)
• GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR. SAFETY GLAZING REQUIRED ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF HINGE SIDE OF AN IN-SWING DOOR. (R308.4.2)
• GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9SQ.FT. BOTTOM IS LESS THAN 18 IN. AND AT LEAST 36 IN. ABOVE THE FLOOR, AND ADJACENT TO A WALKING SURFACE
• WITHIN 60IN. OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36IN. ABOVE THE LANDING
• GLAZING IN GUARDS AND RAILINGS
• GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36IN. HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36IN. ABOVE THE WALKING SURFACE
FOUNDATIONS & CONCRETE SLABS
1. SLOPE DRAINAGE 6" WITHIN THE FIRST 10FT. FROM THE FOUNDATION WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10FT DISTANCE, A 2-5 PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES SHALL ALSO BE SLOPED A MINIMUM OF 2 PERCENT FOR 10FT AWAY FROM STRUCTURES TO AN APPROVED DRAINAGE WAY. (CRC R401.3)
2. FOOTINGS SHALL EXTEND AT LEAST 12 INCHES INTO THE UNDISTURBED GROUND SURFACE. (CRC R403.1.4) UNLESS ERECTED ON SOLID ROCK, TO PROTECT AGAINST FROST AND FREEZING, THE MINIMUM FOUNDATION DEPTH IS 18 INCHES BELOW GRADE IF BETWEEN 4,000-7,000 FOOT ELEVATION AND 24 INCHES BELOW GRADE FOR 7,000 FOOT ELEVATION AND ABOVE. EXCEPTION: INTERIOR FOOTINGS SHALL BE A MINIMUM OF 12 INCHES BELOW GRADE. (L-V 3.14)
3. STEPPED FOOTINGS SHALL BE USED WHEN SLOPE OF FOOTING BOTTOM IS GREATER THAN 1 IN 10 (V: H). STEP FOOTING DETAIL SHALL BE SHOWN ON BUILDING ELEVATIONS AND FOUNDATION PLAN. (CRC R403.1.5)
4. CONCRETE SLABS: 3 ½" MINIMUM (CRC R506.1). SLABS UNDER LIVING AREAS AND GARAGES SHALL BE REINFORCED WITH WIRE 6" X 6", 10 GAUGE X 10 GAUGE WELDED MESH OR EQUIVALENT STEEL REINFORCEMENT AND 4" THICKNESS OF 3/8 MINIMUM GRAVEL UNDER THE CONCRETE SLAB. SEPARATE FROM SOIL WITH A 6 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6 INCHES IN LIVING AREAS. A CAPILLARY BREAK SHALL BE INSTALLED WHEN A VAPOR RETARDER IS REQUIRED.
5. PROVIDE AN 18" X 24" UNDER-FLOOR ACCESS, UNOBSTRUCTED BY PIPES OR DUCTS AND WITHIN 5' OF EACH UNDER-FLOOR PLUMBING CLEANOUT AND NOT LOCATED UNDER A DOOR TO THE RESIDENCE, IS REQUIRED. PROVIDE A SOLID COVER OR SCREEN. (CRC 408.4 & CPC 707.9)
6. MINIMUM SILL BOLTING: ½" ANCHOR BOLTS OR APPROVED ANCHORS AT 6 FT. O.C. MAXIMUM FOR ONE-STORY. (CRC R403.1.6) USE ANCHOR BOLTS AT 4 FT. O.C. MAXIMUM FOR THREE STORY CONSTRUCTION. EMBED BOLTS 7" MINIMUM. THE ANCHOR BOLTS SHALL BE PLACED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. LOCATE END BOLTS NOT LESS THAN 7 BOLT DIAMETERS, NOR MORE THAN 12" FROM ENDS OF SILL MEMBERS. IN SDC D0 AND ABOVE: PROVIDE 3"X3"X0.229 PLATE WASHERS ON EACH BOLT AT BRACED OR SHEAR WALL LOCATIONS, STANDARD CUT WASHERS SHALL BE PERMITTED FOR ANCHOR BOLTS NOT LOCATED IN BRACED/SHEAR WALL LINES. (CRC R403.1.6.1 & R602.11.1)
CLEARANCES AND TREATMENT FOR WOOD FRAMING
1. WEATHER EXPOSED GLU-LAM, BEAMS AND POSTS SHALL BE PRESSURE TREATED OR SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY (CRC R317.1.3 & 5)
2. COLUMNS EXPOSED TO THE WEATHER OR IN BASEMENTS WHEN SUPPORTED ON CONCRETE PIER OR METAL PEDESTALS SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE PIER/PEDESTALS PROJECT 1" ABOVE CONCRETE OR 6" ABOVE EARTH AND THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER. (CRC R317.1.4 EXC. 1)
3. COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE COLUMN IS SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL OF A HEIGHT 8" OR MORE AND THE EARTH IS COVERED BY AN IMPERVIOUS MOISTURE BARRIER. (CRC R317.1.4 EXC. 2)
4. DECK POSTS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1" ABOVE A CONCRETE FLOOR OR 6" ABOVE EXPOSED EARTH. (CRC R317.1.4 EXC. 3)
FLOORS
1. UNDER-FLOOR AREAS WITH STORAGE, FUEL-FIRED EQUIPMENT OR ELECTRIC-POWERED EQUIPMENT WITH LESS THAN 2X10 SOLID JOISTS SHALL BE PROTECTED ON THE UNDERSIDE BY HALF-INCH SHEETROCK OR A SPRINKLER SYSTEM. (R302.13
2. BALCONIES MUST BE DESIGNED FOR A MINIMUM LIVE LOAD OF 60LBS PER SQUARE FOOT. (CRC TR301.5)
WALLS
1. POSITIVE CONNECTION SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT. (CRC R502.9 & CBC 2304.10.7)
2. ALL FASTENERS USED FOR ATTACHMENT OF SIDING & INTO PRESSURE TREATED LUMBER SHALL BE OF A CORROSION RESISTANT TYPE. (CRC R317.3)
3. FIRE-BLOCK IN CONCEALED SPACES OF STUD WALLS/PARTITIONS, VERTICALLY AT CEILING/FLOOR LEVELS, & HORIZONTALLY AT 10FT. INTERVALS. FIRE-BLOCK AT SOFFITS, DROP CEILINGS/SIMILAR LOCATIONS & IN CONCEALED SPACES AT THE TOP/BOTTOM OF STAIR STRINGERS. (CRC R302.11)
4. PROVIDE APPROVED BUILDING PAPER UNDER THE BUILDING SIDING AND APPROVED FLASHING AT EXTERIOR OPENINGS. (CRC R703.2) SPECIFY A MINIMUM OF 2 LAYERS OF GRADE D PAPER UNDER STUCCO AND 2 LAYERS OF 15LB FELT (OR EQUIVALENT) UNDER STONE VENEER.
5. STUCCO SHALL HAVE A MINIMUM CLEARANCE TO EARTH OF 4 INCHES AND 2 INCHES TO PAVED SURFACES WITH AN APPROVED WEEP SCREED. (CRC R703.7.2.1) MASONRY STONE VENEER SHALL BE FLASHED BENEATH THE FIRST COURSE OF MASONRY AND PROVIDED WITH WEEP HOLES IMMEDIATELY ABOVE THE FLASHING. (CRC R703.8.5 AND R703.8.6)
ROOF
1. ROOF SHEATHING CAN ONLY CANTILEVER 9 INCHES BEYOND A GABLE END WALL UNLESS SUPPORTED BY OVERHANG FRAMING. (R802.5.2.1)
2. PROVIDE A MINIMUM 22" X 30" ACCESS OPENING TO ATTIC (CRC R807); MAY BE REQUIRED TO BE 30"X30" TO REMOVE THE LARGEST PIECE OF MECHANICAL EQUIPMENT PER THE CALIFORNIA MECHANICAL CODE.
3. ROOF DRAINS/GUTTERS REQUIRED TO BE INSTALLED PER THE CALIFORNIA PLUMBING CODE WITH LEAF/ DEBRIS PROTECTION ALSO INSTALLED.
• OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS
• ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS
• ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS (MAY BE BATTERY OPERATED)
19. SMOKE ALARMS SHALL BE INSTALLED (CRC R314):
• IN EACH ROOM USED FOR SLEEPING PURPOSES.
• OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
• IN EACH STORY, INCLUDING BASEMENTS.
20. AT THE TOP OF STAIRWAYS BETWEEN HABITABLE FLOORS WHERE AN INTERVENING DOOR OR OBSTRUCTION PREVENTS SMOKE FROM REACHING THE SMOKE DETECTOR.
21. SHALL NOT BE INSTALLED WITHIN 20FT HORIZONTALLY OF COOKING APPLIANCES AND NO CLOSER THAN 3FT TO MECHANICAL REGISTERS, CEILING FANS AND BATHROOM DOORS WITH A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE DETECTOR (314.3(4)).
22. ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING 1,000 DOLLARS. (MAY BE BATTERY OPERATED.)
23. ALL SMOKE AND CARBON-MONOXIDE ALARMS SHALL BE HARDWIRED WITH A BATTERY BACKUP (SMOKE ALARMS SHALL HAVE A 10-YEAR SEALED BATTERY). (CRC R314.4 & R315.1.2)
24. SMOKE DETECTORS WITHIN 10 FEET TO 20 FEET OF THE STOVE SHALL BE IONIZATION TYPE WITH ALARM SILENCING SWITCH. CRC R314.3.3.
25. ALL 15/20 AMPERE RECEPTACLES IN WET LOCATIONS SHALL HAVE IN-USE (BUBBLE) COVERS INSTALLED. ALL RECEPTACLES IN WET LOCATIONS SHALL ALSO BE LISTED WEATHER-RESISTANT TYPE.
(CEC 406.9(B)(1))
PLUMBING
1. UNDERFLOOR CLEANOUTS SHALL NOT BE MORE THAN 5' FROM AN UNDERFLOOR ACCESS, ACCESS DOOR OR TRAP DOOR. (CPC 707.9)
2. ABS PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINTS. (CPC 312.13)
3. PVC PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINT, .04" THICK WRAP OR OTHERWISE PROTECTED FROM UV DEGRADATION. (CPC 312.14)
4. UNDERGROUND WATER SUPPLY LINES SHALL HAVE A 14 AWG BLUE TRACER WIRE. (CPC 604.10.1)
5. THE ADJACENT SPACE NEXT TO SHOWERS WITHOUT THRESHOLDS SHALL BE CONSIDERED A "WET LOCATION" WHEN USING THE CRC, CBC, AND THE CEC. (CPC 408.5)
6. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES (32" BY 32") AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. THE REQUIRED AREA AND DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 70" ABOVE THE SHOWER DRAIN OUTLET. (CPC 408.6) PROVIDE CURTAIN ROD OR DOOR A MINIMUM OF 22" IN WIDTH. (CPC 408.5) SHOWERS AND TUBS WITH SHOWERS REQUIRE A NONABSORBENT SURFACE UP TO 6' ABOVE THE FLOOR. (CRC R307.2) MINIMUM SHOWER RECEPTOR SLOPE IS 1/8" PER FOOT. (408.5)
7. SHOW LOCATION AND SIZE OF THE WATER HEATER ON PLANS. PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER. (CPC 504.6) PROVIDE SEISMIC STRAPPING IN THE UPPER & LOWER THIRD OF THE WATER HEATER A MINIMUM OF 4" ABOVE CONTROLS. (CPC 507.2) THE WATER HEATER SHALL BE OF AN INSTANTANEOUS TYPE OR THE FOLLOWING SHALL BE PROVIDED (NEW CONSTRUCTION ONLY) (CEC 150(N)):
• A 120V RECEPTACLES PROVIDED WITHIN 3FT
• A CATEGORY III OR IV VENT, OR A STRAIGHT (WITHOUT BENDS) TYPE B VENT
• CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE WATER HEATER
• GAS SUPPLY LINE WITH A MINIMUM 200,000 BTU/HR DEDICATED CAPACITY FOR THE WATER HEATER
• A DEDICATED 120/240, 3 WIRE CIRCUIT WITH 10AWG WIRE TO A RECEPTACLE OUTLET WITHIN 3' OF THE WATER HEATER. THE UNUSED CONDUCTOR SHALL BE ELECTRICALLY ISOLATED AND HAVE A RESERVED CIRCUIT BREAKER SPACE. BOTH ENDS OF THE CONDUCTOR SHALL BE LABELED "SPARE" AND BE ELECTRICALLY ISOLATED. A RESERVE SINGLE-POLE CIRCUIT BREAKER SPACE NEAR THIS CIRCUIT LABELED "FUTURE 240V USE." (CEC 150.0(N))
8. DOMESTIC HOT WATER LINES SHALL BE INSULATED. INSULATION SHALL BE THE THICKNESS OF THE PIPE DIAMETER UP TO 2" IN SIZE AND MINIMUM 2" THICKNESS FOR PIPES LARGER THAN 2" IN DIAMETER. (CPC 609.11)
9. A 3-INCH GRAVITY DRAIN SHALL BE PROVIDED AT THE LOW POINT OF THE SPACE, INSTALLED WHICH PROVIDES 1/4-INCH PER FOOT GRADE AND TERMINATE AT AN EXTERIOR POINT OF THE BUILDING PROTECTED FROM BLOCKAGE. THE OPENING SHALL BE SCREENED WITH A CORROSIONRESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4-INCH IN DIMENSION. LENGTHS OF THE GRAVITY DRAINS OVER 10 FEET IN LENGTH SHALL BE FIRST APPROVED BY THE BUILDING OFFICIAL.
(L-V 8.8)

10. WATER HEATERS LOCATED IN ATTICS, CEILING ASSEMBLIES AND RAISED FLOOR ASSEMBLIES SHALL SHOW A WATER-TIGHT CORROSION RESISTANT MINIMUM 1 ½" DEEP PAN UNDER THE WATER HEATER WITH A MINIMUM ¾ INCH DRAIN TO THE EXTERIOR OF THE BUILDING. (CPC 507.5)
11. WATER CLOSET SHALL BE LOCATED IN A SPACE NOT LESS THAN 30" IN WIDTH (15" ON EACH SIDE) AND 24" MINIMUM CLEARANCE IN FRONT. (CPC 402.5)
12. INDICATE ON THE PLANS THAT THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A BATHTUB OR WHIRLPOOL BATHTUB FILLER SHALL NOT EXCEED 120 DEGREES F. (CPC 408.3)
13. PROVIDE ANTI-SIPHON VALVES ON ALL HOSE BIBS. (CPC 603.5.7)
14. FLOOR DRAINS SHALL BE PROVIDED WITH A TRAP PRIMER. (CPC 1007)
15. CLEARLY LABEL ON THE PLANS THE MAXIMUM WATER FLOW RATES PER THE (CGBSC 4.303.1):
• WATER CLOSETS: 1.28GPF
• URINALS: .125GPF
• KITCHEN FAUCETS: 1.8GPM @ 60PSI
• LAVATORY FAUCETS: 1.2GPM @ 60PSI
• SHOWERHEADS: 1.8GPM
MECHANICAL
1. ALL NEWLY INSTALLED GAS FIREPLACES SHALL BE DIRECT VENT AND SEALED-COMBUSTION TYPE. (CMC 912.2)
2. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL MEET THE U.S. EPA NEW SOURCE PERFORMANCE STANDARD EMISSION LIMITS AND SHALL HAVE A PERMANENT LABEL CERTIFYING EMISSION LIMITS.
3. TOP CHIMNEY MUST EXTEND A MINIMUM OF 2 FT. ABOVE ANY PART OF THE BUILDING WITHIN 10 FT. (CMC 802.5.4)
4. FIREPLACES SHALL HAVE CLOSABLE METAL OR GLASS DOORS, HAVE COMBUSTION AIR INTAKE DRAWN FROM THE OUTSIDE AND HAVE A READILY ACCESSIBLE FLUE DAMPENER CONTROL. CONTINUOUS BURNING PILOT LIGHTS ARE PROHIBITED. (CEC 150.0(E))
5. PROVIDE COMBUSTION AIR FOR ALL GAS FIRED APPLIANCES PER CMC CHAPTER 7.
6. GAS VENTS PASSING THROUGH AN INSULATED ASSEMBLY SHALL HAVE A METAL INSULATION SHIELD A MINIMUM 2" ABOVE INSULATION. (CMC 509.6.2.7)
7. GAS WATER HEATER AND FURNACE ARE NOT ALLOWED IN AREAS OPENING INTO BATHROOMS, CLOSETS OR BEDROOMS UNLESS INSTALLED IN A CLOSET EQUIPPED WITH A LISTED GASKETED DOOR ASSEMBLY AND A LISTED SELF-CLOSING DEVICE WITH ALL COMBUSTION AIR OBTAINED FROM THE OUTDOORS. (CPC 504)
8. ROOF TOP EQUIPMENT ON ROOFS WITH OVER 4/12 SLOPE SHALL HAVE A LEVEL 30"X30" WORKING PLATFORM. (CMC 304.2)
9. EXHAUST OPENINGS TERMINATING TO THE OUTDOORS SHALL BE COVERED WITH A CORROSION RESISTANT SCREEN ¼"-1/2" IN OPENING SIZE (NOT REQUIRED FOR CLOTHES DRYERS). (CMC 502.1)
10. VENT DRYER TO OUTSIDE OF BUILDING (NOT TO UNDER-FLOOR AREA). VENT LENGTH SHALL BE 14 FT. MAXIMUM. SHALL TERMINATE A MINIMUM OF 3' FROM THE PROPERTY LINE AND ANY OPENING INTO THE BUILDING. (CMC 504.4.2)
11. ENVIRONMENTAL AIR DUCTS SHALL NOT TERMINATE LESS THAN 3' TO A PROPERTY LINE, 10' TO A FORCED AIR INLET, 3' TO OPENINGS INTO THE BUILDING AND SHALL NOT DISCHARGE ON TO A PUBLIC WAY. (CMC 502.2.1)
12. PROVIDE MINIMUM 100 SQUARE INCHES MAKE-UP AIR FOR CLOTHES DRYERS INSTALLED IN CLOSETS. (CMC 504.4.1(1))
13. HEATING SYSTEM IS REQUIRED TO MAINTAIN 68 DEGREES AT 3 FT. ABOVE FLOOR LEVEL AND 2FT FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. (CRC R303.10)
14. WOOD BURNING APPLIANCES SHALL NOT BE INSTALLED IN A NEW OR EXISTING PROJECT THAT IS NOT ONE OF THE FOLLOWING:
• A PELLET-FUELED WOOD BURNING HEATER.
• A U.S. EPA PHASE II CERTIFIED WOOD BURNING HEATER.
• AN APPLIANCE OR FIREPLACE DETERMINED TO MEET THE U.S. EPA PARTICULATE MATTER EMISSION STANDARD OF LESS THAN 7.5 GRAMS PER HOUR FOR A NON-CATALYTIC WOOD FIRED APPLIANCE OR 4.1 GRAMS PER HOUR FOR A CATALYTIC WOOD FIRED APPLIANCE AND IS APPROVED IN WRITING BY THE APCO.
TITLE 24 ENERGY
1. ALL DUCTS IN CONDITIONED SPACES MUST INCLUDE R-4.2 INSULATION. (150.1(C)9) MINI4. ROOF CONSTRUCTION AND COVERINGS SHALL COMPLY WITH CRC CHAPTERS 8, 9 AND LOCAL ORDINANCE. ALL ROOFING SHALL BE TESTED/LISTED CLASS A MINIMUM.
5. ASPHALT SHINGLES WITH SLOPED ROOFS 2/12 TO <4/12 SHALL HAVE TWO LAYERS OF UNDERLAYMENT APPLIED PER CRC R905.2.2.
GARAGE AND CARPORT
1. GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT & ATTIC AREA BY ½ INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD. STRUCTURE SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR REQUIRED SEPARATIONS SHALL HAVE ½" GYPSUM BOARD INSTALLED MINIMUM. DOOR OPENINGS FROM THE GARAGE TO THE DWELLING SHALL BE SOLID WOOD/STEEL DOORS OR HONEYCOMB STEEL DOORS NOT LESS THAN 1 3/8" THICK OR A 20-MINUTE RATED FIRE DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING. NO OPENINGS DIRECTLY INTO A SLEEPING ROOM FROM THE GARAGE. WHEN THE DWELLING AND GARAGE HAS FIRE SPRINKLERS INSTALLED PER R309.6 AND R313, DOORS INTO THE DWELLING UNIT FROM THE GARAGE ONLY NEED TO BE SELFCLOSING AND SELF-LATCHING. (CRC R302.5.1 & T-R302.6)
2. DUCTS PENETRATING THE GARAGE TO DWELLING SEPARATION SHALL BE A MINIMUM OF 26 GAUGE WITH NO OPENINGS INTO THE GARAGE. (CRC R302.5.2)
3. PENETRATIONS THROUGH THE GARAGE TO DWELLING SEPARATION WALL (OTHER THAN DUCTS AS LISTED ABOVE) SHALL BE FIRE-BLOCKED PER CRC SECTION R302.11, ITEM #4.
4. GARAGE AND CARPORT FLOOR SURFACES SHALL BE NON-COMBUSTIBLE MATERIAL AND SLOPE TO DRAIN TOWARDS THE GARAGE DOOR OPENING. (CRC R309.1)
5. APPLIANCES AND RECEPTACLES INSTALLED IN GARAGE GENERATING A GLOW, SPARK OR FLAME SHALL BE LOCATED 18" ABOVE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. (CMC 305.1) PROVIDE PROTECTIVE POST OR OTHER IMPACT BARRIER FROM VEHICLES. (CMC 305.1.1)
6. APPLIANCES IN PRIVATE GARAGES AND CARPORTS SHALL BE INSTALLED WITH A MINIMUM CLEARANCE OF 6FT ABOVE THE FLOOR UNLESS THEY ARE PROTECTED FROM VEHICULAR IMPACT. (CBC 406.2.9.3)
STAIRWAYS & RAMPS
1. STAIR LANDINGS REQUIRED EVERY 12'7" OF VERTICAL RISE. (CRC R311.7.3)
2. EXTERIOR STAIR STRINGERS MUST BE NATURALLY RESISTANT TO DECAY OR PRESSURE TREATED. (CRC R317.1)
3. RISE SHALL BE MAXIMUM 7.75"; RUN SHALL BE 10" MINIMUM; HEADROOM 6'-8" MINIMUM; WIDTH 36" MINIMUM, 31.5" BETWEEN A HANDRAIL ON ONE SIDE AND 27" WITH HANDRAILS ON TWO SIDES. VARIATION BETWEEN RISER HEIGHTS 3/8" MAXIMUM. A NOSING NOT LESS THAN .75 INCHES BUT NOT MORE THAN 1.25 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES. THE LEADING EDGE OF TREADS SHALL PROJECT NOT MORE THAN 1.25 INCHES BEYOND THE TREAD BELOW. OPEN RISERS ARE PERMITTED, PROVIDED THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" SPHERE. (OPENINGS ARE NOT LIMITED WHEN THE STAIR HAS A RISE OF 30" OR LESS). (CRC R311.7)
4. STAIRWAYS WITH 4 OR MORE RISERS SHALL HAVE A HANDRAIL ON ONE SIDE 34" TO 38" ABOVE THE TREAD NOSING. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF 1.25"-2"; IF NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF 4"-6.25" WITH A MAXIMUM CROSSSECTIONAL DIMENSION OF 2.25". SEE R311.7.8.3 ITEM# 2 FOR TYPE II HANDRAILS WITH A PARAMETER OVER 6.25". A MINIMUM CLEARANCE OF 1.5" SHALL BE MAINTAINED FROM THE WALL OR OTHER SURFACE. HANDRAILS SHALL BE RETURNED, TERMINATE IN NEWEL POSTS, OR SAFETY TERMINALS. (CRC R311.7.8.2)
5. GUARDS SHALL BE 42" MINIMUM HEIGHT (UNLESS ACTING AS A HANDRAIL/GUARD FOR A STAIRWAY; THE GUARD HEIGHT MAY BE 34"-38" IN HEIGHT), WITH OPENINGS LESS THAN 4" INCHES CLEAR (GUARDS ON THE OPEN SIDES OF STAIRS MAY HAVE 4 3/8" OPENINGS). (CRC R312)
6. PROVIDE LANDINGS AT THE TOP/BOTTOM OF THE STAIRWAY THE WIDTH OF THE STAIRWAY. THE DEPTH OF THE LANDING SHALL BE 36" MINIMUM. (SEE CRC R311.7.6 FOR EXCEPTIONS).
7. USABLE SPACES UNDERNEATH ENCLOSED/UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY A MINIMUM OF ½" GYPSUM BOARD. (CRC R302.7)
8. RAMPS SERVING THE EGRESS DOOR SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3-PERCENT SLOPE). ALL OTHER RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5-PERCENT SLOPE). EXCEPTION: WHERE IT IS TECHNICALLY INFEASIBLE TO COMPLY BECAUSE OF SITE CONSTRAINTS, RAMPS SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5-PERCENT SLOPE) (CRC R311.8.1). PROVIDE 3'X3' LANDINGS AT THE TOP AND BOTTOM OF RAMPS, WHERE DOORS OPEN ONTO RAMPS, AND WHERE RAMPS CHANGE DIRECTIONS. (CRC R311.8.2)
DECKS
1. GUARDS ARE REQUIRED IF DECK OR FLOOR IS OVER 30" ABOVE GRADE, MINIMUM 42" HIGH, WITH OPENINGS LESS THAN 4" (CRC R312). GUARDRAILS SHALL BE DESIGNED AND DETAILED FOR LATERAL FORCES ACCORDING TO CRC TABLE 301.5.
2. PROVIDE DECK LATERAL LOAD CONNECTIONS AT EACH END OF THE DECK AND AT DECK INTERSECTIONS PER CRC R507.9.2. SPECIFY CONNECTORS WITH A MINIMUM ALLOWABLE STRESS DESIGN CAPACITY OF 1,500LBS AND INSTALL WITH 24" OF THE END OF THE DECK. 750LB RATED DEVICES ARE ALLOWED (DTT1Z AS EXAMPLE) IF LOCATED AT 4 POINTS ALONG THE DECK.
3. POSTS/COLUMNS SHALL BE RETAINED AT THE BOTTOM END TO PREVENT LATERAL DISPLACEMENT; CLEARLY SHOW APPROVED POST BASES, STRAPS, ETC TO ACHIEVE THIS PER CRC R407.3
4. JOISTS, GIRDERS, STRUCTURAL BLOCKING AND SUPPORT POSTS SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY OR PRESSURE-TREATED LUMBER WHEN EXPOSED TO THE WEATHER. (CRC R317.1.3)
ELECTRICAL
1. NO ELECTRICAL PANELS IN CLOSETS OF BATHROOMS. MAINTAIN A CLEARANCE OF 36" INCHES IN FRONT OF PANELS, 30" WIDE OR WIDTH OF EQUIPMENT AND 6'-6" HIGH FOR HEADROOM. (CEC 110.26)
2. PROVIDE A MINIMUM 3 LUG INTERSYSTEM BONDING BUSBAR AT THE MAIN ELECTRICAL SERVICE. (CEC 250.94)
3. ALL AUTOMATIC GARAGE DOOR OPENERS THAT ARE INSTALLED IN A RESIDENCE SHALL HAVE A BATTERY BACKUP FUNCTION THAT IS DESIGNED TO OPERATE WHEN ACTIVATED BECAUSE OF AN ELECTRICAL OUTAGE. (CBC 406.2.1)
4. A CONCRETE-ENCASED ELECTRODE (UFER) CONSISTING OF 20' OF REBAR OR #4 COPPER WIRE PLACED IN THE BOTTOM OF A FOOTING IS REQUIRED FOR ALL NEW CONSTRUCTION. (CEC 250.52(A)(3)) BOND ALL METAL GAS AND WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCESSIBLE AND OF AN APPROVED TYPE. (CEC 250.104)
5. ALL 15/20 AMPERE RECEPTACLES INSTALLED PER CEC 210.52 SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC 406.12)
6. ALL BRANCH CIRCUITS SUPPLYING 15/20 AMPERE OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOM OR SIMILAR ROOMS/AREAS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER. (CEC 210.12)
7. PROVIDE A MINIMUM OF ONE 20A CIRCUIT TO BE USED FOR THE LAUNDRY RECEPTACLE. (CEC 210.11(C)(2)) PROVIDE A MINIMUM OF ONE 20A CIRCUIT FOR BATHROOM RECEPTACLE OUTLETS. (CEC 210.11(C)(3)
8. PROVIDE AT LEAST 1 OUTLET IN BASEMENTS, GARAGES, LAUNDRY ROOMS, DECKS, BALCONIES, PORCHES AND WITHIN 3' OF THE OUTSIDE OF EACH BATHROOM BASIN. (CEC 210.52 (D), (F) & (G))
9. FURNACES INSTALLED IN ATTICS AND CRAWL SPACES SHALL HAVE AN ACCESS PLATFORM (CATWALK IN ATTICS), LIGHT SWITCH AND RECEPTACLE IN THE SPACE. PROVIDE A SERVICE RECEPTACLE FOR THE FURNACE. (CEC 210.63)
10. ALL DWELLINGS MUST HAVE ONE EXTERIOR OUTLET AT THE FRONT AND THE BACK OF THE DWELLING. (CEC 210.52(E))
11. GARAGE RECEPTACLES SHALL NOT SERVE OUTLETS OUTSIDE THE GARAGE. EXCEPTION: GARAGE CIRCUIT MAY SERVE READILY ACCESSIBLE OUTDOOR RECEPTACLE OUTLETS. ((CEC 210.11 (C)(4)) A MINIMUM OF 1 RECEPTACLE SHALL BE PROVIDED FOR EACH CAR SPACE. (210.52(G)(1))
12. AT LEAST ONE WALL SWITCHED LIGHTING OUTLET OR FIXTURE SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, HALLWAYS, STAIRWAYS, ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRICAL POWER, EQUIPMENT SPACES (ATTICS, BASEMENTS, ETC). (CEC 210.70)
13. KITCHENS, DINING ROOMS, PANTRIES, BREAKFAST NOOKS, AND SIMILAR AREAS MUST HAVE A MINIMUM OF TWO 20A CIRCUITS. KITCHEN, PANTRY, BREAKFAST NOOKS, DINING ROOMS, WORK SURFACES AND SIMILAR AREAS COUNTER OUTLETS MUST BE INSTALLED IN EVERY COUNTER SPACE 12" INCHES OR WIDER, NOT GREATER THAN 4' O.C., WITHIN 24" INCHES OF THE END OF ANY COUNTER SPACE AND NOT HIGHER THAN 20" ABOVE COUNTER. (CEC 210.52 (C)) ISLAND COUNTER SPACES SHALL HAVE AT LEAST 1 RECEPTACLE OUTLET UNLESS A RANGE TOP OR SINK IS INSTALLED THAN 2 RECEPTACLES MAY BE REQUIRED. 1 RECEPTACLE IS REQUIRED FOR PENINSULAR COUNTER SPACES. RECEPTACLES SHALL BE LOCATED BEHIND KITCHEN SINKS IF THE COUNTER AREA DEPTH BEHIND THE SINK IS MORE THAN 12" FOR STRAIGHT COUNTERS AND 18" FOR CORNER INSTALLATIONS. (CEC FIGURE 210.52(C)(1))
14. RECEPTACLES SHALL BE INSTALLED AT 12' O.C. MAXIMUM IN WALLS STARTING AT 6' MAXIMUM FROM THE WALL END. WALLS LONGER THAN TWO FEET SHALL HAVE A RECEPTACLE. HALLWAY WALLS LONGER THAN 10 FT SHALL HAVE A RECEPTACLE IN HALLWAYS. (CEC 210.52(A))
15. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. (CEC 406.9(C) LIGHT PENDANTS, CEILING FANS, LIGHTING TRACKS, ETC SHALL NOT BE LOCATED WITHIN 3FT HORIZONTALLY AND 8FT VERTICALLY ABOVE A SHOWER AND/OR BATHTUB THRESHOLD. (CEC 410.10(D))
16. ALL LIGHTING/FAN FIXTURES LOCATED IN WET OR DAMP LOCATIONS SHALL BE RATED FOR THE APPLICATION. (CEC 410.10)
17. GFCI OUTLETS ARE REQUIRED: FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, DISHWASHERS, BATHROOMS, IN UNDER-FLOOR SPACES OR BELOW GRADE LEVEL, IN UNFINISHED BASEMENTS, CRAWL SPACE LIGHTING OUTLETS, IN EXTERIOR OUTLETS, WITHIN 6' OF A LAUNDRY/UTILITY/WET BAR SINKS, LAUNDRY AREAS, AND IN ALL GARAGE OUTLETS INCLUDING OUTLETS DEDICATED TO A SINGLE DEVICE OR GARAGE DOOR OPENER. (CEC 210.8)
18. CARBON-MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH FUEL-BURNING APPLIANCES OR WITH ATTACHED GARAGES (CRC R315):
MUM HEATING AND COOLING FILTER RATINGS SHALL BE MRV 13 (150.0(M)12)
2. ISOLATION WATER VALVES REQUIRED FOR INSTANTANEOUS WATER HEATERS 6.8KBTU/HR AND ABOVE. VALVES SHALL BE INSTALLED ON BOTH COLD AND HOT WATER LINES. EACH VALVE WILL NEED A HOSE BIB OR OTHER FITTING ALLOWING FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED. (CEC 110.3(C)6)
3. ALL LUMINAIRES MUST BE HIGH EFFICACY (150.0(K)1A)
• LUMINARIES RECESSED IN INSULATED CEILINGS MUST MEET FIVE REQUIREMENTS (150.0(K) 1C):

• THEY MUST BE RATED FOR DIRECT INSULATION CONTACT (IC).
• THEY MUST BE CERTIFIED AS AIRTIGHT (AT) CONSTRUCTION.
• THEY MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING AND CEILING TO PREVENT FLOW OF HEATED OR COOLED AIR OUT OF LIVING AREAS AND INTO THE CEILING CAVITY.
• THEY MAY NOT CONTAIN A SCREW BASE SOCKETS
• THEY SHALL CONTAIN A JA8 COMPLIANT LIGHT SOURCE
5. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ON LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR OR OCCUPANT SENSOR PROVIDED THE OCCUPANT SENSOR IS INITIALLY PROGRAMMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION). (150.0(K)2I)
6. JOINT APPENDIX A (JA8) CERTIFIED LAMPS SHALL BE CONSIDERED HIGH EFFICACY. JA8 COMPLIANT LIGHT SOURCES SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER. (EXCEPTION: <70SF CLOSETS AND HALLWAY) (150.0(K)2K)
7. UNDER-CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS. (150.0(K)2L)
8. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY, BE CONTROLLED BY A MANUAL ON/OFF SWITCH AND HAVE ONE OF THE FOLLOWING CONTROLS (THE MANUAL SWITCH SHALL NOT OVERRIDE THE AUTOMATIC CONTROL DEVICE): (150.0(K)3A)
• PHOTO-CONTROL AND MOTION SENSOR
• PHOTO-CONTROL AND AUTOMATIC TIME SWITCH CONTROL
• ASTRONOMICAL TIME CLOCK CONTROL TURNING LIGHTS OFF DURING THE DAY
9. ALL HIGH EFFICACY LIGHT FIXTURES SHALL BE CERTIFIED AS "HIGH-EFFICACY" LIGHT FIXTURES BY THE CALIFORNIA ENERGY COMMISSION.
10. CONTRACTOR SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE GIVING THE LAMPS USED IN THE LUMINAIRES INSTALLED. (10-103(B))
11. THE NUMBER OF BLANK ELECTRICAL BOXES MORE THAN 5 FEET ABOVE THE FINISHED FLOOR SHALL NOT BE GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL. (150(K)1B)
12. PROVIDE A GASKET/ INSULATION ON ALL INTERIOR ATTIC/UNDER-FLOOR ACCESSES. (110.7)
13. PROVIDE VERIFICATION ON THE PLANS HOW THE BUILDING WILL MEET THE MINIMUM VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY REQUIREMENTS PER ASHRAE STANDARD 62.2. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE BUILDING VENTILATION AIRFLOW REQUIRED. THIS IS SUBJECT TO HERS TESTING. THE FOLLOWING LABEL MUST BE ATTACHED TO THE FAN SWITCH: "TO MAINTAIN MINIMUM LEVELS OF OUTSIDE AIR VENTILATION REQUIRED FOR GOOD HEALTH, THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED, UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION." (CALIFORNIA ENERGY CODE 150.0(O)) A MINIMUM 100 CFM INDOOR AIR QUALITY FAN IS REQUIRED IN THE KITCHEN AND SHALL BE HERS VERIFIED.
WILDLAND URBAN INTERFACE (WUI)
1. EXTERIOR WALL COVERINGS SHALL BE NONCOMBUSTIBLE, IGNITION RESISTANT, HEAVY TIMBER, LOG WALL OR FIRE RESISTIVE CONSTRUCTION. (CRC R337.7)
2. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE FOUNDATION TO THE ROOF AND TERMINATE AT 2 INCH NOMINAL SOLID BLOCKING BETWEEN RAFTERS AND OVERHANGS. (CRC R337.7.3.2)
3. OPEN/ENCLOSED ROOF EAVES AND SOFFITS, EXTERIOR PORCH CEILINGS, FLOOR PROJECTIONS, UNDER-FLOOR AREAS AND UNDERSIDES OF APPENDAGES TO COMPLY WITH IGNITION RESISTANT CONSTRUCTION REQUIREMENTS. (CRC R337.5-9)
4. SPACES CREATED BETWEEN ROOF COVERINGS AND ROOF DECKING SHALL BE FIRE STOPPED BY APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72LB MINERAL SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. (CRC R337.5.2)
5. INDICATE ON THE PLANS WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 26AWG AND INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72LB MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 AND AT LEAST 36 INCHES WIDE RUNNING THE FULL LENGTH. (CRC R337.5.3)
6. ATTIC GABLE AND EAVES ABOVE 12FT AND UNDER-FLOOR VENTILATION SHALL BE PROVIDED WITH FULLY COVERED METAL WIRE MESH, VENTS, OR OTHER MATERIALS THAT HAVE A MINIMUM 1/16 INCH AND MAXIMUM 1/8 INCH OPENINGS, NON-COMBUSTIBLE AND CORROSION RESISTANT. ALL OTHER EAVE VENTS SHALL BE LISTED/APPROVED TO RESIST THE INTRUSION OF FLAME AND BURNING EMBERS. (CRC R337.6)
7. INDICATE ON PLANS EXTERIOR GLAZING SHALL HAVE A MINIMUM OF ONE-TEMPERED PANE, GLASS BLOCK, HAVE A FIRE RESISTIVE RATING OF 20 MINUTES OR BE TESTED TO MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2. (CRC R337.8.2)
8. OPERABLE SKYLIGHTS SHALL BE PROTECTED BY A NONCOMBUSTIBLE MESH SCREEN 1/8" MAX OPENINGS (R337.8.2.2
9. EXTERIOR DOORS INCLUDING GARAGE DOORS SHALL BE NONCOMBUSTIBLE, IGNITION RESISTANT MATERIAL, MINIMUM 1 3/8 INCH SOLID CORE, MINIMUM 20 MINUTE FIRE RESISTIVE RATING OR SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1. (CRC R337.8.3)
10. GARAGE DOOR PERIMETER GAP MAXIMUM 1/8". METAL FLASHING, JAMB AND HEADER OVERLAP, AND WEATHER-STRIPPING MEETING SECTION REQUIREMENTS ARE PERMITTED. (R337.8.4)
11. THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS WITHIN 10FT OF GRADE LEVEL SHALL BE IGNITION RESISTANT MATERIAL, EXTERIOR FIRE-RETARDANT TREATED WOOD OR NONCOMBUSTIBLE MATERIAL. (CRC R337.9)
GREEN BUILDING
1. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE (CGBSC 4.106.2):
• RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON SITE
• WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER, OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.
2. ALL NEW RESIDENTIAL CONSTRUCTION WITH ATTACHED PRIVATE GARAGES SHALL HAVE THE FOLLOWING FOR ELECTRIC VEHICLE (EV) CHARGING STATIONS (CGBSC 4.106.4):
3. INSTALL A MINIMUM 1-INCH CONDUIT CAPABLE OF SUPPLYING A 208/240V BRANCH CIRCUIT TO A SUITABLE BOX LOCATION FOR EV CHARGING. THE OTHER END SHALL TERMINATE TO THE MAIN SERVICE AND/OR SUBPANEL.
4. THE MAIN PANEL AND/OR SUBPANEL SHALL BE OF SUFFICIENT SIZE TO INSTALL A 40-AMPERE DEDICATED BRANCH CIRCUIT. THE DEDICATED OVERCURRENT PROTECTION SPACE SHALL BE LABELED "EV CAPABLE".
5. MULTIPLE SHOWER HEADS SERVING A SINGLE SHOWER SHALL HAVE A COMBINED FLOW RATE OF 1.8 GPM OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. (CGBSC 4.303.1.3.2)
6. RESIDENTIAL PROJECTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET SHALL COMPLY WITH EITHER A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT TIME OF FINAL INSPECTION SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS AND/OR WEATHER BASED CONTROLLERS WITH RAIN SENSORS. SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT. (CGBSC 4.304)
7. RECYCLE AND/OR REUSE A MINIMUM OF 65 PERCENT OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE. (CGBSC 4.408.2)
8. (CLEARLY NOTE ON THE PLANS) AT TIME OF FINAL INSPECTION, A BUILDING OPERATION AND MAINTENANCE MANUAL, COMPACT DISC, ETC SHALL BE PROVIDED CONTAINING THE FOLLOWING: (CGBSC 4.410)
• DIRECTIONS THAT MANUAL SHALL REMAIN ONSITE FOR THE LIFE OF THE BUILDING
• OPERATION AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT, APPLIANCES, ROOF/YARD DRAINAGE, IRRIGATION SYSTEMS, ETC.
• INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS
• PUBLIC TRANSPORTATION AND CARPOOL OPTIONS
• MATERIAL REGARDING IMPORTANCE OF KEEPING HUMIDITY LEVELS BETWEEN 30-60 PERCENT
• INFORMATION REGARDING ROUTINE MAINTENANCE PROCEDURES
• STATE SOLAR ENERGY INCENTIVE PROGRAM INFORMATION
• A COPY OF ANY REQUIRED SPECIAL INSPECTION VERIFICATIONS THAT WERE REQUIRED (IF ANY)
9. THE PROJECT SHALL MEET MINIMUM POLLUTANT CONTROL REQUIREMENTS FOR ADHESIVES, SEALANTS, CAULKS, PAINTS, CARPET, RESILIENT FLOORING SYSTEMS, ETC. (CGBSC 4.504)
10. DUCT OPENINGS RELATED TO HVAC SYSTEMS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS WHICH MAY ENTER THE SYSTEM. (CGBSC 4.504.1)

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CRC, ***OR*** CBC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THE CITY OF BURBANK LOCAL AMENDMENTS.
2. SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION
3. ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
4. A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING. (**BMC 9-1-2-3302.4**)
5. WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
6. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. (**BMC 9-1-2-3305.1**)
7. THE FINISH GRADE SHALL SLOPE A MIN. OF 5%, OR 6", TO POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2%. (**CBC 1804.4, CRC R401.3**)
8. THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12"PLUS 2%. (**CBC 1808.7.4, CRC R403.1.7.3**)

APPLICABLE CODES

2022 California Building Code (CBC) 2022 California Mechanical Code (CMC) 2022 California Electrical Code (CEC) 2022 California Plumbing Code (CPC) 2022 California Green Building Code (CALGreen) 2022 California Energy Code

1. PERMITS ARE REQUIRED FOR ELECTRICAL, MECHANICAL, PLUMBING, POOLS & SPAS, FENCES, RETAINING WALLS, DRIVEAY APRONS, STREET USE.
2. SETBACK CERTIFICATION REQUIREMENT: A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACKS OF ALL NEW CONSTRUCTION PRIOR TO THE FIRST FOUNDATION INSPECTION. A COPY OF THE CERTIFICATION SHALL BE AVAILABLE TO THE BUILDING DIVISION INSPECTOR FOR THE JOB FILE PRIOR TO THE FIRST INSPECTION. [BMC 9-1-1-107].

NOTE: BACKWATER VALVE REQUIRED ON PROPERTY SEWER PER BMC 8-1-313

DRAWING NOTES

1. DO NOT SCALE THE DRAWINGS. FIGURED DIMENSIONS TAKE PREFERENCE OVER SCALED DIMENSIONS.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS RELATED TO THE WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH EITHER FABRICATION OR INSTALLATION OF THE WORK.
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY SHOULD EXISTING CONDITIONS PROHIBIT EXECUTION OF THE DESIGN INTENT OF THE DRAWINGS. ANY ADDITIONAL WORK, INCLUDING DEMOLITION AND REMOVAL RESULTING FROM THE FAILURE TO NOTIFY THE ARCHITECT, WILL BE AT THE CONTRACTOR'S EXPENSE.
4. IN THE EVENT OF A CONFLICT OR DISCREPANCIES IN THE DRAWINGS, THE PRIORITY OF INTERPRETATION SHALL BE: SCHEDULES, NOTES, LARGE SCALE DRAWINGS (IE: DETAILS), SMALL SCALE DRAWINGS (IE: FLOOR PLANS, ELEVATIONS).
5. ARCHITECTURAL DRAWINGS SHALL HAVE PRECEDENT OVER ALL OTHER DRAWINGS UNLESS NOTICE IS GIVEN BY THE ARCHITECT. THE ORDER OF PRECEDENCE SHALL BE: ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL.

LEGAL DESCRIPTION

Tract: 13266 Lot: 18 Block: NONE

ZONING --R-1

TYPE OF CONSTRUCTION -- VB

(E) STORIES -- 1

APN # -- 2459-022-002

LOT AREA --------------------------------------- 7,140.0 SQ. FT.

(E) TOTAL --------------------------------------- 1,601.0 SQ. FT.

MAX ALLOWED ------------------------------ **40%**
MAX ALLOWED SF --------------------- 2,856.0 SQ.FT.

366 SF GARAGE EXEMPT

(E) BUILDING HEIGHT --------------------------------15' - 9"
SINGLE STORY

SPRINKLER: NO

SHEET LIST

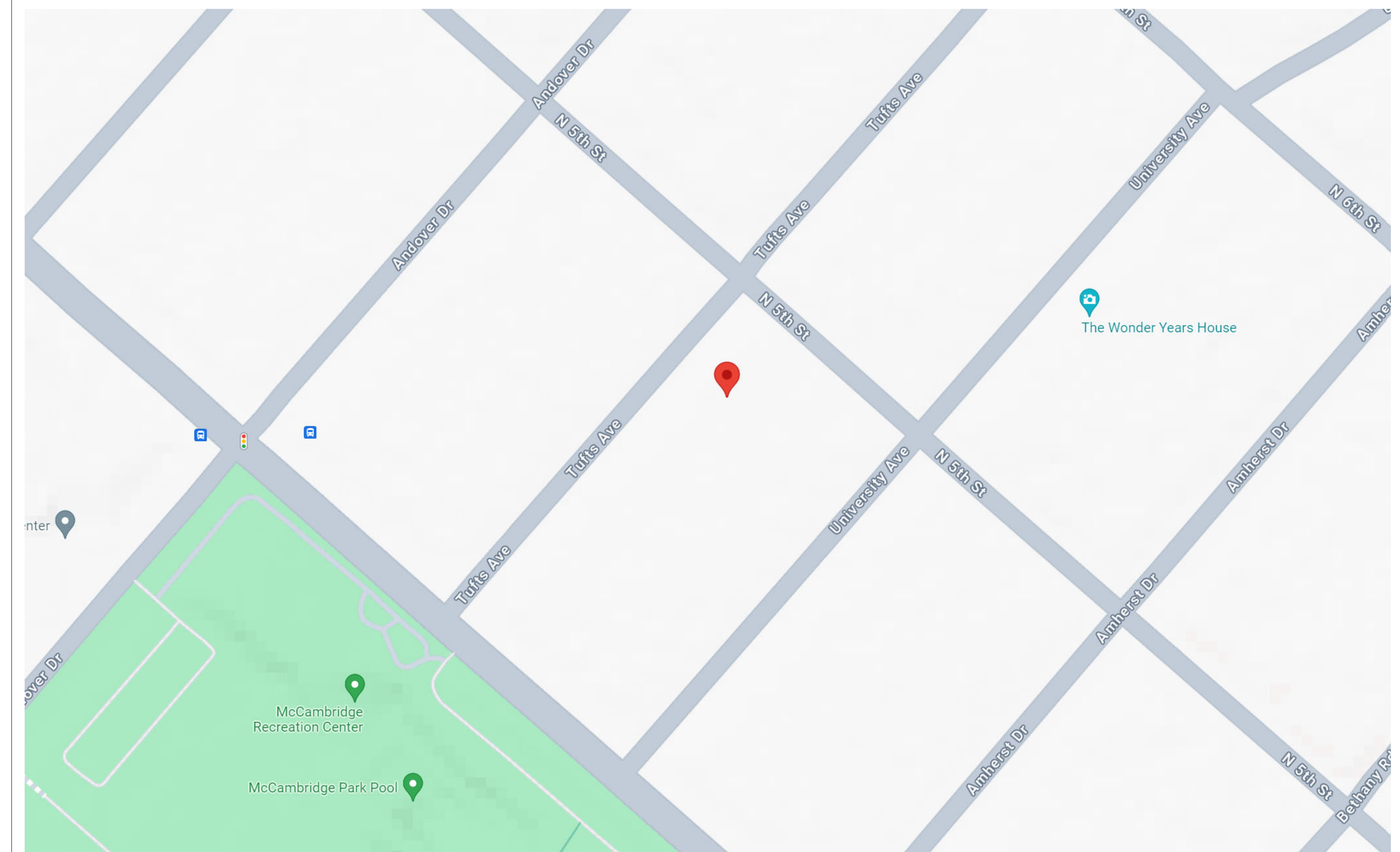
Sheet Number	Sheet Name
A-00	COVER SHEET
A-01	SCHEDULES
A-02	SITE PLAN (E)
A-03	SITE PLAN (N)
A-04	(E) FLOOR PLAN
A-04.1	(N) FLOOR PLAN
A-04.2	ELECTRICAL PLAN
A-05	(E) ELEVATIONS
A-06	(N) ELEVATIONS
A-07	SECTIONS
GRN	GREEN NOTES
S-0.1	STRUCTURAL
S-0.2	STRUCTURAL
S-0.21	STRUCTURAL
S-0.30	STRUCTURAL
S-1	STRUCTURAL
S-2	STRUCTURAL
S-3	STRUCTURAL
T-24-1	TITLE 24
T-24-2	TITLE 24
T-24-3	TITLE 24

CPC/BWP WATER DIVISION CONDITIONS OF APPROVAL

1. NEW WATER METER & SERVICE TO BE INSTALLED IN SAME/ NEW LOACTION BY THE CITY.
2. CUSTOMER SHUTOFF VALVE WILL BE INSTALLED BY THE CITY AND OWNER WILL ASSUME RESPONSIBILITY.
3. CUSTOMER SHALL INSTALL A 1.25" BUILDING SUPPLY LINE.
4. EXISTING 3/4" WATER METER AND SERVICE TO BE ABONDONED BY CITY.
NOTE: MINIMIZE INCURRED COSTS BY COORDINATING INSTALLATION WITH BWP CONSTRUCTION/MAINTENANCE WATER SUPERVISOR (PETE MARSHALL 818-238-3500)

WORKS WASTEWATER DIVISION CAN OCCUR (AND PLEASE CONTACT ME DIRECTLY ONCE THE REVISIONS HAVE BEEN MADE AND RE-UPLOADED TO PROJECTDOX, OR ELSE DIRECT ME TO WHERE THE REVISIONS WERE MADE):
ANY EXISTING FIXTURE OR CONNECTION TO THE SEWER MAIN LINE MUST BE CAPPED BEFORE BUILDING DEMOLITION ACTIVITIES OCCUR.
PER BMC 9-3-407, 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.

PROJECT RENDERING / VICINITY MAP



PROJECT DESCRIPTION

1. (N) 207 SF ADDTION TO (E) 1,601 SF SFD.
2. (N) 172 SF PATIO COVER.
3. REPLACE ALL WINDOWS WITH LIKE SIZE AND LOCATION.
4. (N) WATER HEATER
5. KITCHEN AND BATHROOM REMODEL

SETBACK CERTIFICATION REQUIREMENT: A California State licensed surveyor is required to certify the location and setbacks of all new construction prior to the first foundation inspection. A copy of the certification shall be available to the Building Division inspector for the job file prior to the first inspection. (BMC 9-1-1-107)

CPC/BWP WATER DIVISION CONDITIONS OF APPROVAL
1. NEW 1" METER & SERVICE TO BE INSTALLED IN SAME/ NEW LOCATION BY THE CITY.
2. CUSTOMER SHUTOFF VALVE WILL BE INSTALLED BY THE CITY AND OWNER WILL ASSUME RESPONSIBILITY.
3. CUSTOMER SHALL INSTALL A 1.25" BUILDING SUPPLY LINE.
4. EXISTING 3/4" WATER METER AND SERVICE TO BE ABANDONED BY CITY.
NOTE: MINIMIZE INCURRED COSTS BY COORDINATING INSTALLATION WITH BWP CONSTRUCTION/MAINTENANCE WATER SUPERVISOR (PETE MARSHALL 818 238-3500)

DEMOLITION NOTEES:

DIVERSION OF C&D DEBRIS: A minimum 65% of generated debris shall be recycled, reused, or diverted from the landfill. A $60.05 administrative fee and a refundable deposit will be collected at the time of permit issuance. The deposit can be refunded if recycling receipts are submitted to Building Division within 60 days of permit final (**BMC 9-1-11-1012**).

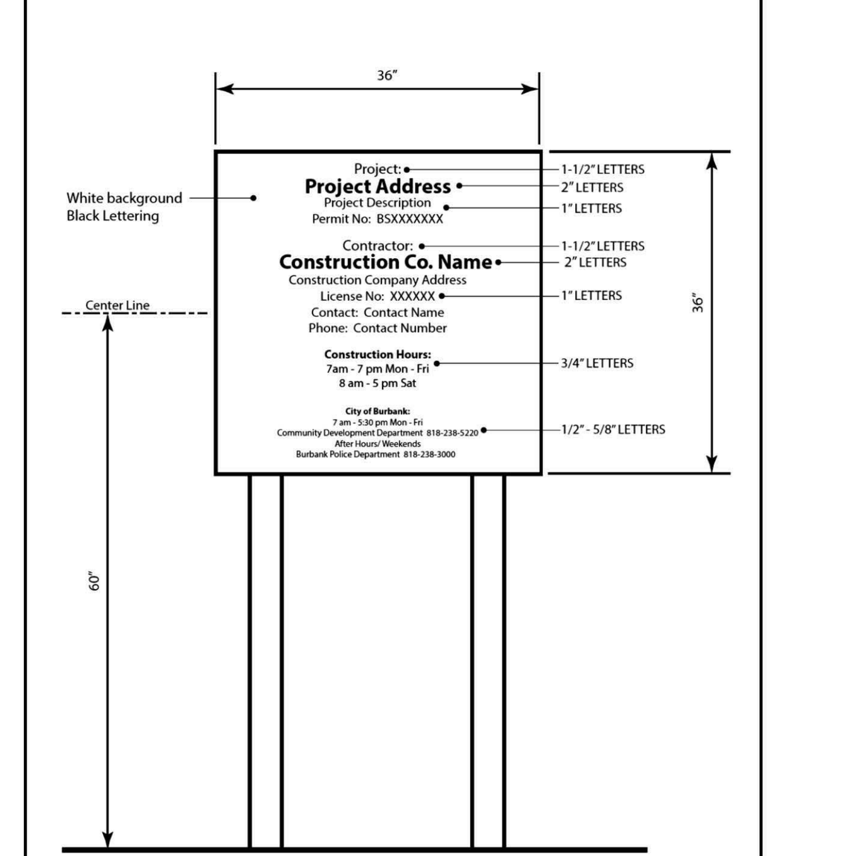
All demolition and grading permits will require a preconstruction meeting prior to commencement of any demolition work and a project sign must be posted on site. If a Single-Family Dwelling is being demolished that is located on a sloped lot a topographic survey is required to be performed prior to the demolition of the structure. This may also be required for a flat lot as determined by the Building Official. Documents indicating rodent and insect abatement has been performed must be presented to the building inspector prior to start of demolition.

Partial demolition of a residential structure in association with a construction project is only permitted where indicated on the approved plans. Any demolition work beyond that shown on the approved plans may result in a Stop Work Order (**CBC Chapter 1 Sec. 115**) and/or revocation of the permit (**CBC Chapter 1 Sec. 105.6**). Additional demolition work may also require compliance with **Burbank Municipal Code Sec. 10-1-1810** if more than 50% of the structure is demolished.

The completed WMP must be signed by the Applicant and shall indicate all of the following:
1. The site address;
2. The names, addresses, and phone numbers of the property owner and the general contractor;
3. The existing square footage, the proposed square footage, the percentage of increase in project size, or the square footage of the structure to be demolished;
4. The estimated volume or weight of construction and demolition debris, by material type, to be generated on the project site;
5. The estimated volume or weight of construction and demolition debris, by material type, to be diverted to recycling, reuse or salvage;
6. The vendor or facility that the applicant proposes to use to collect or receive that material;
7. The estimated volume or weight of the construction and demolition materials that will be landfilled;
8. Certification that the minimum Diversion Requirement will be met;
9. Such other data and information as may be required by the Building Official;
10. Other information Applicant believes is relevant to determining its efforts to comply with this Division.

BUILDING & SAFETY DIVISION **Plan Check:** BS000000000000000
CITY OF BURBANK

☐ THE FOLLOWING NOTE SHALL BE REPRODUCED ON THE **COVER SHEET** OF THE SUBMITTED DRAWINGS:



PROJECT SIGN
1. Sign location: Front of project site facing the street. Sign cannot encroach into the public right-of-way (sidewalk and parkway).
2. Sign may be mounted independently or on the construction fence.

STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION
Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work.
(Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)
→ 1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
→ 2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
→ 3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
→ 4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
→ 5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

BUILDING DIVISION
Community Development Department
City of Burbank

WATER-CONSERVING PLUMBING FIXTURES CERTIFICATE OF COMPLIANCE
(For buildings built on or before Jan. 1, 1994)

Project Address: 436 TUFTS AVE Permit No: BS0000000000

I certify, under penalty of perjury, as owner of this property, that noncompliant plumbing fixtures have been replaced with water-conserving plumbing fixtures in accordance with Civil Code Sections 1101.1 through 1101.8, the current California Plumbing Code and California Green Building Standards Code, and manufacturer's installation requirements, and that the water-conserving plumbing fixtures comply with the requirements as listed below.

Owner's Name: ALEXANDER KHANYAN Date: ____________
Owner's Signature: ____________

SINGLE-FAMILY RESIDENTIAL

Fixture	CALGreen/ CPC
Water Closet	1.28 gals/flush
Showerhead	1.8 gals/min
Multiple Showerheads	1.8 gals/min combined
Lavatory Faucet	1.2 gals/min
Kitchen Faucet	1.8 gals/min

MULTI-FAMILY RESIDENTIAL

Fixture	CALGreen/ CPC
Water Closet	1.28 gals/flush
Urinal	0.5 gals/flush
Showerhead	1.8 gals/min
Multiple Showerheads	1.8 gals/min combined
Lavatory Faucet (within units)	1.2 gals/min
Lavatory Faucet (common areas)	0.5 gals/min
Kitchen Faucet	1.8 gals/min

HERS VERIFICATION REQUIREMENT____________
Firm or individual responsible for the verification:
Name: ____________ License No.: ____________

EDGAR MARKOSYAN
818-288-8682
225 E BROADWAY UNIT 102B
GLENDALE, CA 91205
WWW.ARCSTEM.COM
INFO@ARCSTEM.COM

OWNER:
ALEXANDER KHANYAN
436 TUFTS AVE, BURBANK, CA 91504

PROJECT TITLE:
ADDITION / ALTERATION

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOBSITE AND REPORT ANY DISCREPENCIES TO ARCSTEM.

PAGE TITLE:
COVER SHEET

PROJECT NUMBER: 0000128
DATE: 06/19/2024
DRAWN BY: Author
CHECKED BY: Checker

A-00

WINDOW SCHEDULE												
Type Mark	Type	Count	Family	Width	Height	Head Height	Phase Created	Phase Demolished	Tempered Glazed	Egress	U-factor	SHGC
11	39" x 52"	2	Window-Single-Hung	3' - 3"	4' - 4"	6' - 8"	Existing	New Construction		No		
12	39" x 64"	1	Window-Single-Hung	3' - 3"	5' - 4"	6' - 8"	Existing	New Construction				
13	55" x 64"	2	Window-Single-Hung	4' - 7"	5' - 4"	6' - 8"	Existing	New Construction				
14	60" x 56"	2	Window-Single-Hung	2' - 6"	4' - 8"	6' - 8"	Existing	New Construction		No		
15	37" x 55"	2	Window-Single-Hung	3' - 1"	4' - 7"		Existing			Yes		
16	24" x 36"	1	Window-Single-Hung	2' - 0"	3' - 0"	6' - 8"	Existing	None	No			
17	32" x 12"	1	Window-Sliding-Double	2' - 8"	1' - 0"	6' - 8"	Existing	None	Yes			
18	48" x 36"	1	Window-Sliding-Double	4' - 0"	3' - 0"	6' - 8"	Existing	None	Yes			
19	38" x 52"	1	Window-Sliding-Double	3' - 2"	4' - 4"	6' - 8"	Existing	New Construction				
20	36" x 56"	1	Window-Sliding-Double	3' - 0"	4' - 8"	6' - 8"	Existing	New Construction				
21	36" x 60"	2	Window-Fixed	3' - 0"	5' - 0"	6' - 8"	New Construction	None				
22	112" x 60"	1	Window-Fixed	9' - 4"	5' - 0"	6' - 8"	New Construction	None				
23	36" x 60"	1	Window-Single-Hung	3' - 0"	5' - 0"	6' - 4"	Existing	New Construction				
24	77" x 55"	1	Window-Fixed	6' - 5"	4' - 7"	6' - 9"	New Construction	None				
25	64" x 52"	1	Window-Fixed	5' - 4"	4' - 4"	6' - 10"	New Construction	None				
26	36" x 52"	1	Window-Casement-Single_Right	3' - 0"	4' - 4"	7' - 4"	New Construction	None		Yes		
27	36" x 24"	1	Window-Sliding-Double	3' - 0"	2' - 0"	7' - 8"	Existing	None	Yes			
28	36" x 36"	1	Window-Casement-Single_Right	3' - 0"	3' - 0"	7' - 8"	New Construction	None	Yes			
29	24" x 46"	1	Window-Casement-Single_Right	2' - 0"	3' - 10"	6' - 6"	New Construction	None		Yes		
30	24" x 46"	1	Window-Casement-Single_Left	2' - 0"	3' - 10"	6' - 6"	New Construction	None		Yes		

Grand total: 25

NOTE: THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTILL FINAL INSPECTION HAS BEEN COMPLETED.

NOTE: ALL WINDOWS TO BE REPLACED LIKE FOR LIKE

DOOR SCHEDULE											
Type Mark	Type	Count	Family	Width	Height	Phase Created	Phase Demolished	Glazed	Egress	U-factor	SHGC
1	36" x 80"	1	Door-Exterior-Single-6_Panel-Wood	3' - 0"	6' - 8"	Existing	None		Yes		
2	72" x 80"	1	Door-Interior-Double-Full Glass-Wood	6' - 0"	6' - 8"	Existing	None				
3	144" x 80"	1	Door-Double-Sliding	12' - 0"	6' - 8"	Existing	None				
3	144" x 80"	1	Doors_Folding-Doors_PK-30-System_Centerfold	12' - 0"	6' - 8"	New Construction	None	Yes	Yes		
4	114" x 80"	1	Door-Opening	9' - 6"	6' - 8"	Existing	None				
5	30" x 80"	1	Single-Flush	2' - 6"	6' - 8"	Existing	None				
6	48" x 80"	1	Door-Double-Flush_Panel	4' - 0"	6' - 8"	Existing	None				
7	24" x 80"	1	Single-Flush	2' - 0"	6' - 8"	Existing	New Construction				
8	32" x 80"	5	Single-Flush	2' - 8"	6' - 8"	Existing	None				
8	32" x 80"	2	Single-Flush	2' - 8"	6' - 8"	New Construction	None				
9	32" x 80"	2	Door-Opening	2' - 8"	6' - 8"	Existing	None				
10	36" x 80"	1	Door-Opening	3' - 0"	6' - 8"	Existing	None				
11	88" x 80"	1	Door-Interior-Double-Sliding-1 Panel-Wood Without Trip	7' - 4"	6' - 8"	Existing	None				
12	72" x 80"	1	Door-Interior-Double-Sliding-1 Panel-Wood Without Trip	6' - 0"	6' - 8"	Existing	None				
13	60" x 80"	1	Door-Interior-Double-Sliding-1 Panel-Wood Without Trip	5' - 0"	6' - 8"	Existing	New Construction				

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91504

PROJECT TITLE:

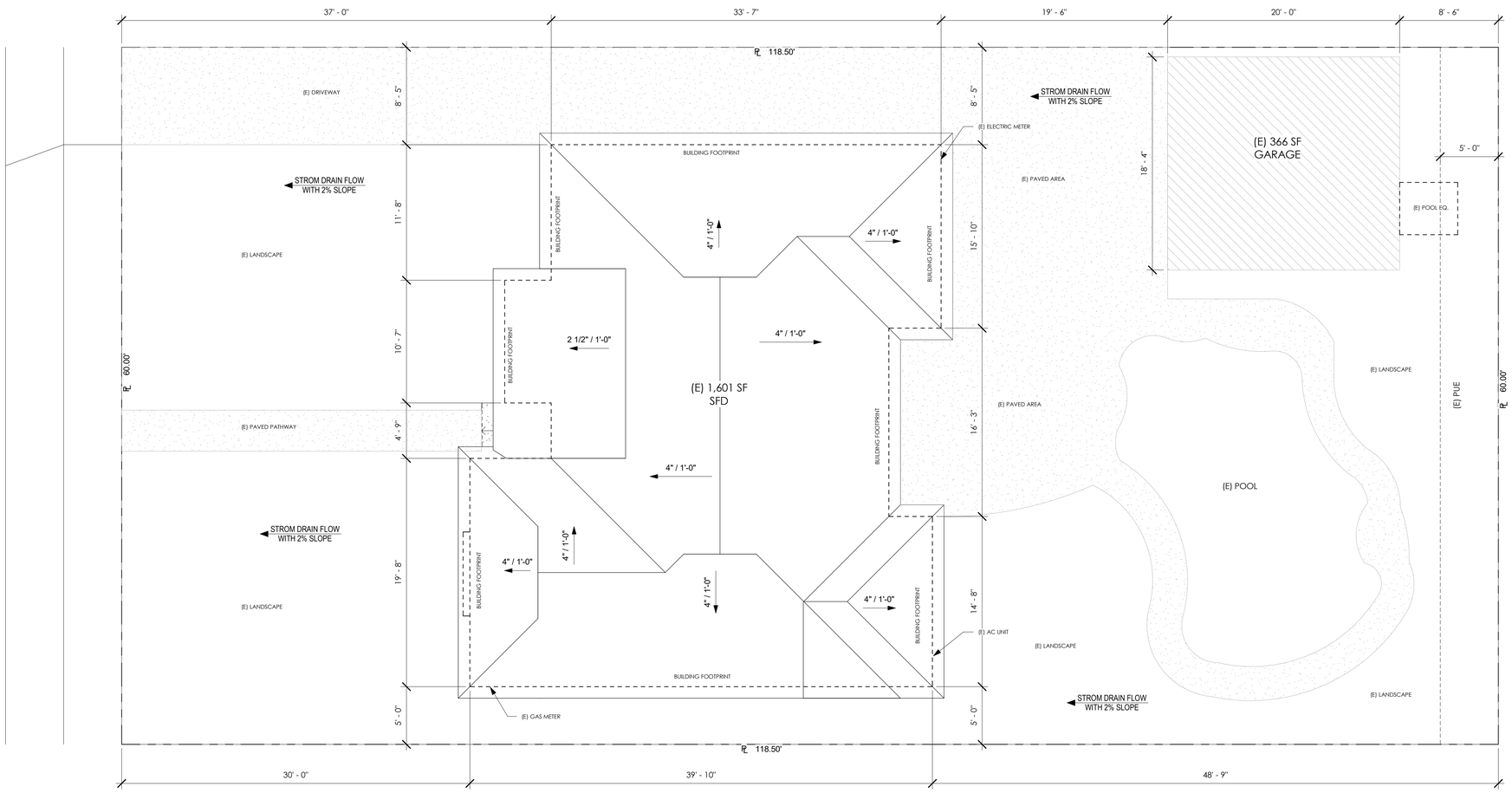
ADDITION / ALTERATION

PAGE TITLE:

SCHEDULES

Project Number:	0000128
Date:	06/19/2024
Drawn By:	Author
Checked By:	Checker

A-01



1 SITE PLAN
3/16" = 1'-0"

EXISTING LANDCAPE - 3,491.52 SQ.FT.
EXISTING HARDSCAPE - 1,649.0 SQ.FT.

HARDSCAPE/LANDSCAPE % - 1,649.0/3,491.52=0.47
47%

LEGEND

- BUILDING FOOTPRINT
- STORM DRAIN FLOW
- NEW ADDITION
- SOLAR DEDICATED AREA
- LANDSCAPED AREA
- PAVED AREA

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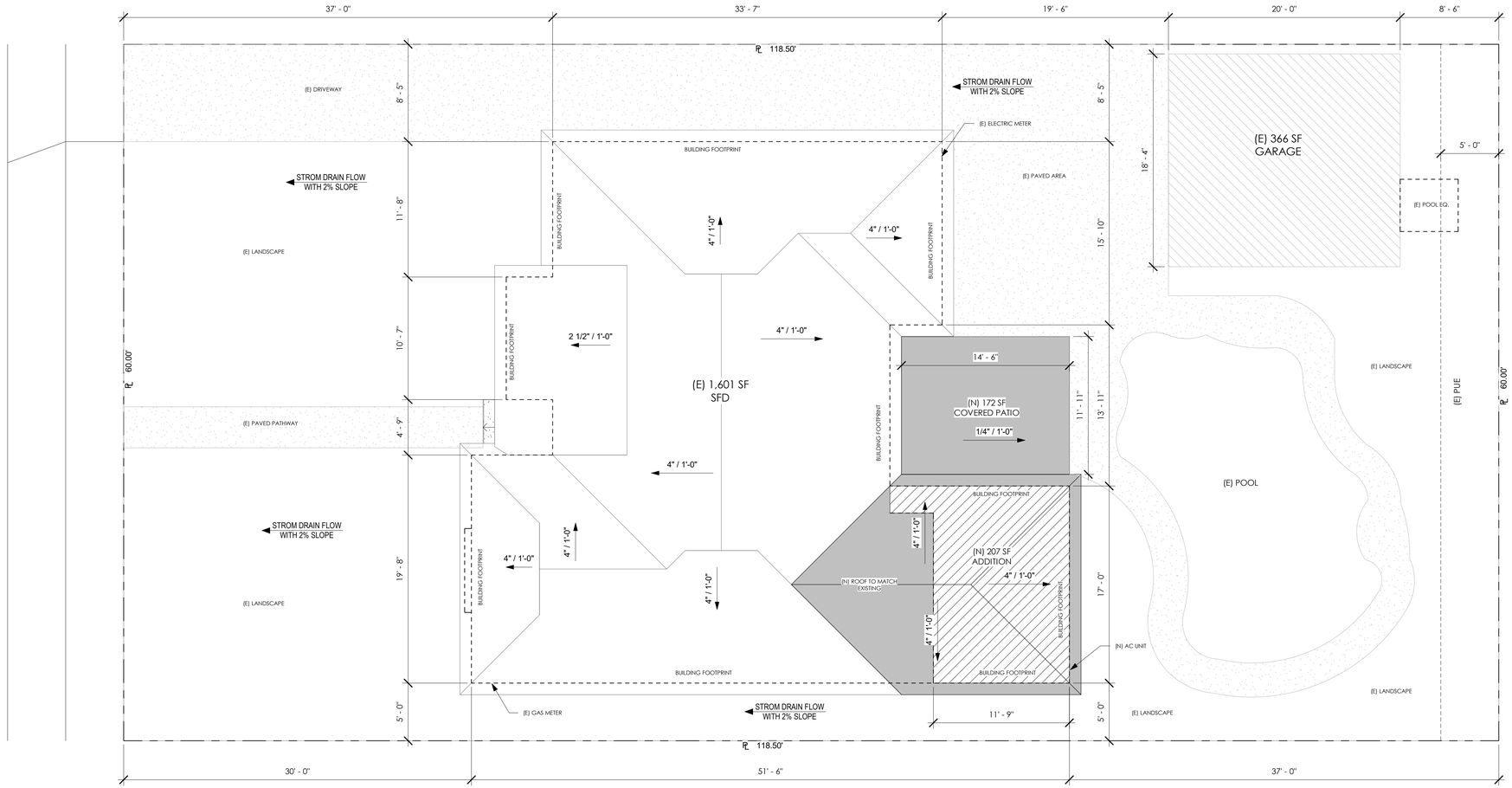
PROJECT TITLE:
ADDITION / ALTERATION

PAGE TITLE:
SITE PLAN (E)

PROJECT NUMBER:	0000128
DATE:	06/19/2024
DRAWN BY:	Author
CHECKED BY:	Checker

A-02



1 SITE PLAN (N)
3/16" = 1'-0"

NEW LANDCAPE	-	3,528.59 SQ.FT.
NEW HARDSCAPE	-	1,649.0 SQ.FT.

HARDSCAPE/LANDSCAPE % - 1,649.0/3,528.59=0.46
46%

NOTE: PRIOR TO BEGIN WORK PLEASE REFER TO "GRN SHEET" FOR STOMR WATER DRAINAGE AND RETANTION DURING CONSTRUCTION.

ROOF MATERIAL SPECS

CRRC PROD ID	MANUFACTURER	BRAND AND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE INITIAL	SOLAR REFLECTANCE 3 YEAR	THERMAL EMITTANCE INITIAL	THERMAL EMITTANCE 3 YEAR	SRI INITIAL	SRI 3 YEAR
0676-0041a	GAF	**Timberline® Cool Series®** Cool Barkwood **Timberline CSH** Cool Barkwood	Asphalt Shingle	Brown	0.27	0.26	0.90	0.92	27	27

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PROJECT TITLE:
ADDITION / ALTERATION

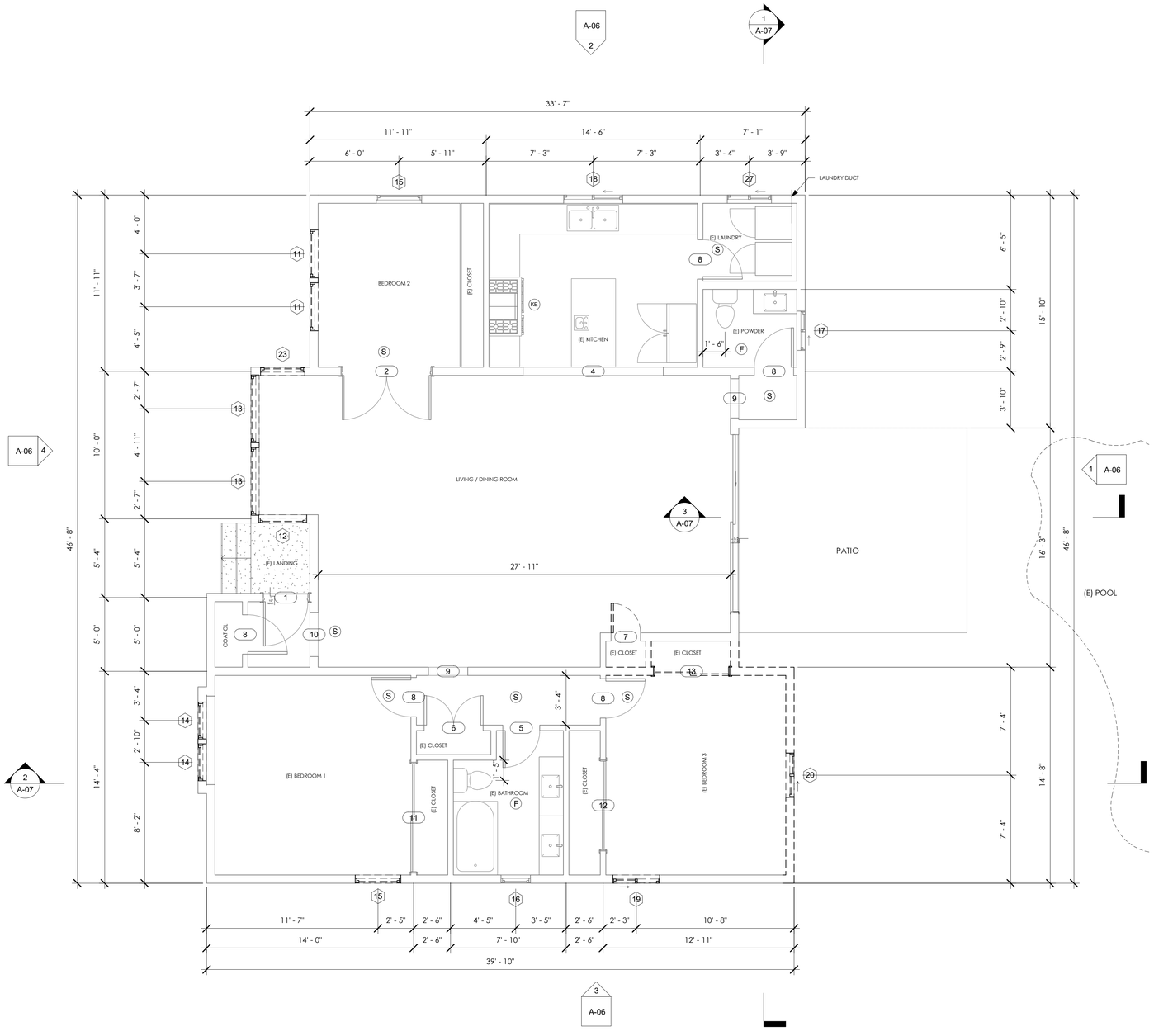
PAGE TITLE:
SITE PLAN (N)

Project Number:	0000128
Date:	06/19/2024
Drawn By:	Author
Checked By:	Checker

A-03

DIVERSION OF C&D DEBRIS:
A MINIMUM 65% OF GENERATED DEBRIS SHALL BE RECYCLED, REUSED, OR DIVERTED FROM THE LANDFILL. A $59.35 ADMINISTRATIVE FEE AND A REFUNDABLE DEPOSIT WILL BE COLLECTED AT THE TIME OF PERMIT ISSUANCE. THE DEPOSIT CAN BE REFUNDED IF RECYCLING RECEIPTS ARE SUBMITTED TO BUILDING DIVISION WITH 60 DAYS OF PERMIT FINAL (BMC 9-1-11-1012

RESIDENTIAL DEMOLITION NOTE:
PARTIAL DEMOLITION OF A RESIDENTIAL STRUCTURE IN ASSOCIATION WITH A CONSTRUCTION PROJECT IS ONLY PERMITTED WHERE INDICATED ON THE APPROVED PLANS. ANY DEMOLITION WORK BEYOND THAT SHOWN ON THE APPROVED PLANS MAY RESULT IN A STOP WORK ORDER (CBC CHAPTER 1 SEC. 115) AND/OR REVOCATION OF THE PERMIT (CBC APPENDIX CHAPTER 1 SEC. 105.6). ADDITIONAL DEMOLITION WORK MAY ALSO REQUIRE COMPLIANCE WITH BURBANK MUNICIPAL CODE SEC. 10-1-1810 IF MORE THAN 50% OF THE STRUCTURE IS DEMOLISHED.



1 LEVEL 1 @ FLOOR (E)
1/4" = 1'-0"

NOTE: ALL (E) WINDOWS TO BE CHANGED TO LIKE SIZE

EQUIPMENT LEGEND

F	EXHAUST FAN ENERGY STAR WITH HUMIDISTAT DUCKED TO TERMINATE OUTSIDE OF THE BUILDING #34, 50 CFM
KE	KITCHEN HOOD EXHUST 100 CFM
S	SMOKE / CO2 DETECTOR COMBO

WALL LEGEND

- EXISTING WALLS
- NEW WALLS
- DEMOLISHED WALLS
- 1 HR FIRE RATED WALL
- 12" CONCRETE FOUNDATION

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PROJECT TITLE:
ADDITION / ALTERATION

PAGE TITLE:
(E) FLOOR PLAN

PROJECT NUMBER:	0000128
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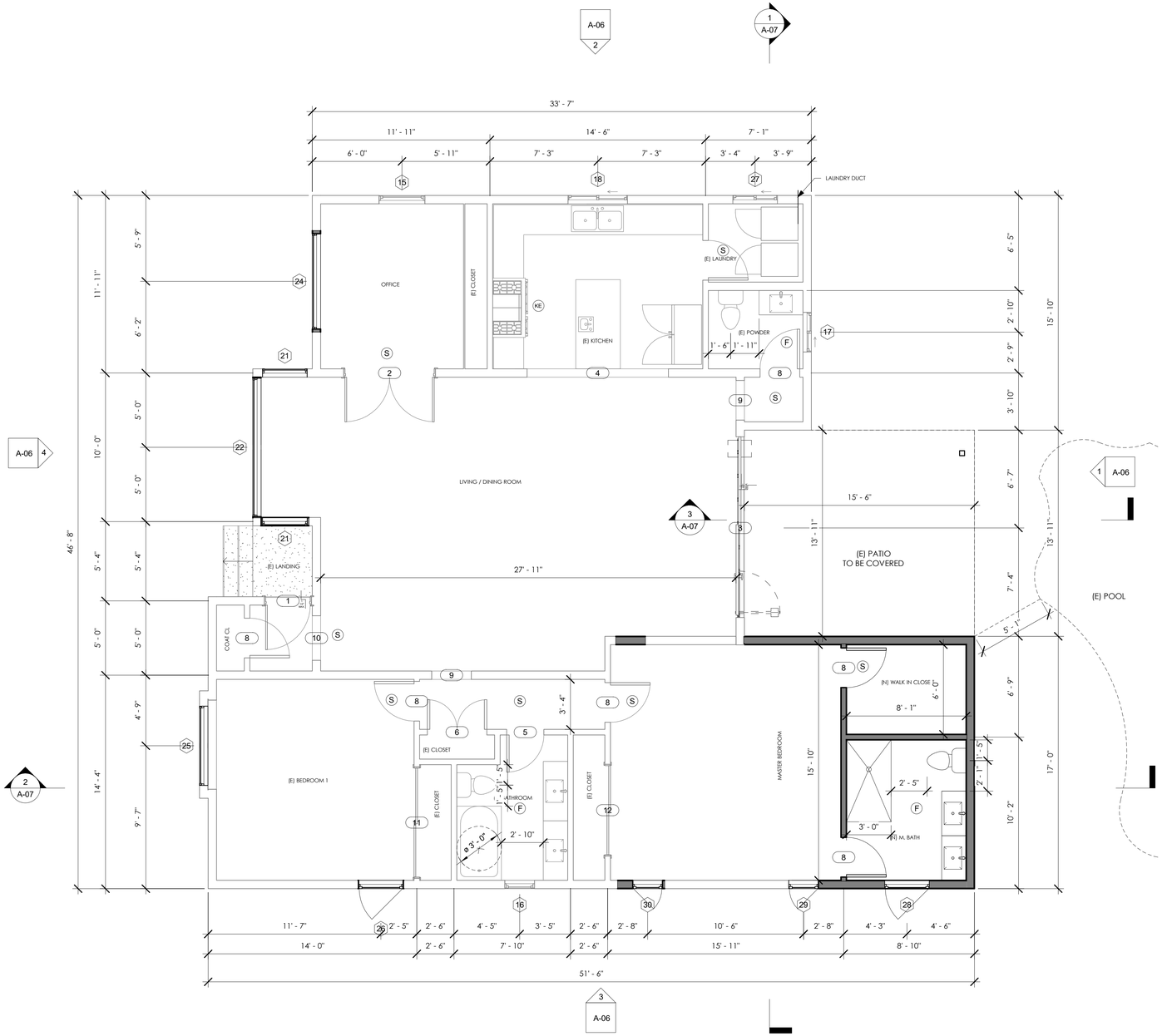
CHECKED BY:	Checker

A-04



1 LEVEL 1 @ FLOOR (N)
1/4" = 1'-0"

NOTE: ALL (E) WINDOWS TO BE CHANGED TO LIKE SIZE

NOTE: SMOKE ALARMS SHALL COMPLY WITH SPECIFIC LOCATION REQUIREMENTS PER NFPA 72 SECTION 29.8.3.4.

NOTE: SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEAD SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NO LESS THAN 6 FT ABOVE THE FLOOR **(CRC R307.2, CBC 1010.1.6)**

CLOTHES DRYER:
A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED (CMC 504.4.2)
DRYER EXHAUST CANNOT EXCEED 14 FT WITH A MAXIMUM OF TWO 90 DEG. ELBOW **(CMC 504.4.2.1)**
A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6 FT AND CANNOT BE CONCEALED **(CMC 504.4.2.2)**

SMOKE ALARM REQUIREMENTS:
1. AN APPROVED SMOKE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTION AND ALTERATION, REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING $1000. **(CRC R314.8.2)**
2. BATTERY OPERATED SMOKE ALARMS PERMITTED IN EXISTING BUILDINGS WHERE NO CONSTRUCTION IS TAKING PLACE OR IN BUILDING UNDERGOING ALTERATION OR REPAIR THAT DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISHES, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT WHICH COULD PROVIDE ACCESS FOR WIRING. **(CRC R314.6 EXCEPTIONS 1.3, CBC 907.2.11.9)**
3. SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OFONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. **(CRC R314.4, CBC 907.10.5)**
4. SMOKE DETECTORS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP. **(CRC R314.6, CBC 907.12.6, CBC 907.2.11.9)**

GARAGE
1. DUCTS PENETRATING WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE A MINIMUM NO. 26 GAGE SHEET STEEL, AND THERE SHALL BE NO DUCT OPENINGS INTO THE GARAGE **(CRC R302.5.2, CBC 406.3.2.2)**.
2. OTHER PENETRATIONS OF THE GARAGE/DWELLING CEILINGS AND WALLS ARE TO BE PROTECTED AS REQUIRED BY CRC R302.5.3.
3. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY **(CRC R309.1, CBC 406.2.4)**.
4. PROTECTION OF APPLIANCES IS REQUIRED IN GARAGES WHERE DAMAGE FROM VEHICLES MAY OCCUR **(CMC 305.1)**.

CARBON MONOXIDE ALARM:

1. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED FOR EXISTING BUILDINGS AND NEW CONSTRUCTION WHEN THE DWELLING UNIT CONTAINS A FUEL-FIRED APPLIANCE, FIREPLACE, AND/OR AN ATTACHED GARAGE WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING. **(CRC 315.2.1, CBC 915.1.1, CBC 915.1.5)**
2. CO ALARMS SHALL BE "HARD WIRED" AND SHALL BE EQUIPPED WITH BATTERY BACKUP. **(CRC R315.5, CRC 915.4.1)**
3. CO ALARMS SHALL BE LISTED FOR COMPLIANCE WITH UL 2034, UL 217, UL 2075, AND MAINTAINED PER NFPA 720. **(CRC R315.1.1, R315.7.2 CBC 915.4.2, CBC 915.4.4, CBC 915.5.2)**
4. CO ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT. **(CRC R315.3, CBC 915.2)**
5. CO ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. **(CRC R315.5, CBC 915.4.5)**
6. IN EXISTING DWELLING UNIT, A CO ALARM IS PERMITTED TO BE BATTERY OPERATED WHERE REPAIR OR ALTERATION DO NOT RESULT IN REMOVAL OF WALL OR CEILING FINISHES. **(CRC R315.5 EXCEPTION 4, CBC 915.4.1 EXCEPTION 3)**

NEW INSTALLATION OF GAS WATER HEATER SHALL HAVE ALL THE FOLLOWING AS PER 2022 CALIFORNIA ENERGY CODE 150.0(N):

1. A 120V ELECTRICAL RECEPTACLE IS WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE WITH NO OBSTRUCTIONS.
2. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN OUTSIDE TERMINATION AND THE WATER HEATER.
3. A CONDENSATE DRAIN NO MORE THAN 2 INCHES HIGHER THAN THE BASE ON WATER HEATER FOR NATURAL DRAINING.
4. 4) A GAS SUPPLY LINE WITH CAPACITY OF AT LEAST 200,000 BTU/HR.
5. UNFIRED TANKS SHALL HAVE A MINIMUM R-12 INSULATION
6. R-7.7 INSULATION SHALL BE INSTALLED ON THE FIRST 5 FEET OF HOT AND COLD-WATER PIPES.
7. ALL HOT WATER PIPING ¾" OR LARGER, FROM THE WATER HEATER TO THE KITCHEN FIXTURES, SHALL HAVE R-4 INSULATION

□ INDICATE SPACE OF AT LEAST 2.5 FT X 2.5 FT X 7 FT TALL FOR FUTURE HEAT PUMP WATER HEATER.
□ IF HPWH SPACE IS WITHIN 3 FT PROVIDE A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE. A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE LABELED AS "FUTURE 240V USE", A CONDENSATE DRAIN NO MORE THAN 2 INCHES HIGHER THAN THE BASE
□ IF HPWH IS MORE THAN 3 FT PROVIDE A DEDICATED 240 VOLT BRANCH CIRCUIT RATED AT 30 AMPS, DEDICATED COLD WATER SUPPLY, HOT WATER SUPPLY, AND A CONDENSATE DRAIN NO MORE THAN 2 INCHES HIGHER THAN THE BASE.

NOTE:
WHEN THE EXISTING GARAGE DOOR IS INFILLED, AN 8 INCH CURB DETAIL IS TO BE PROVIDED AND VERIFICATION THAT THERE IS
EITHER AN EXISTING FOUNDATION OR A NEW FOUNDATION HAS BEEN INSTALLED UNDER EXISTING OPENING

HEAT PUMP SPACE HEATER READY (150.0(I)): If natural or propane gas furnaces are installed:
□ 1. Dedicated, 240-volt branch circuit wiring must be installed within 3 ft from the furnace and accessible to the furnace with no obstructions. The branch circuit conductors must be rated at 30 amps minimum. The blank cover must be labeled "240V ready." All electrical components must be installed in accordance with the California Electrical Code; AND
□ 2. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker permanently labeled "For Future 240V use."
ELECTRIC COOKTOP READY SYSTEMS (150.0(v)): Using a gas or propane cooktop to serve individual dwelling units must include the following:
□ 1. Dedicated, 240-volt branch circuit wiring must be installed within 3 ft from the cooktop and accessible to the cooktop with no obstructions. The branch circuit conductors must be rated at 50 amps minimum. The blank cover must be labeled "240V ready." All electrical components must be installed in accordance with the California Electrical Code; AND
□ 2. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future electric cooktop installation. The reserved space must be permanently labeled "For Future 240V use."
ELECTRIC CLOTHES DRYER READY (150.0(v)): Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include the following:
□ 1. Dedicated, 240-volt branch circuit wiring must be installed within 3 ft from the clothes dryer location and accessible to the clothes dryer location with no obstructions. The branch circuit conductors must be rated at 30 amps minimum. The blank cover must be labeled "240V ready." All electrical components must be installed in accordance with the California Electrical Code; AND
2. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future electric clothes dryer installation. The reserved space must be permanently labeled "For Future 240V use."

EQUIPMENT LEGEND

(F)	EXHAUST FAN ENERGY STAR WITH HUMIDISTAT DUCKED TO TERMINATE OUTSIDE OF THE BUILDING #34, 50 CFM
(KE)	KITCHEN HOOD EXHUST 100 CFM
(S)	SMOKE / CO2 DETECTOR COMBO

WALL LEGEND

- EXISTING WALLS
- NEW WALLS
- DEMOLISHED WALLS
- 1 HR FIRE RATED WALL
- 12" CONCRETE FOUNDATION

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PROJECT TITLE:
ADDITION / ALTERATION

PAGE TITLE:
(N) FLOOR PLAN

PROJECT NUMBER:	0000128
DATE:	06/19/2024
DRAWN BY:	Author
CHECKED BY:	Checker

A-04.1

ELECTRICAL NOTES PER 2022 ELECTRICAL CODE

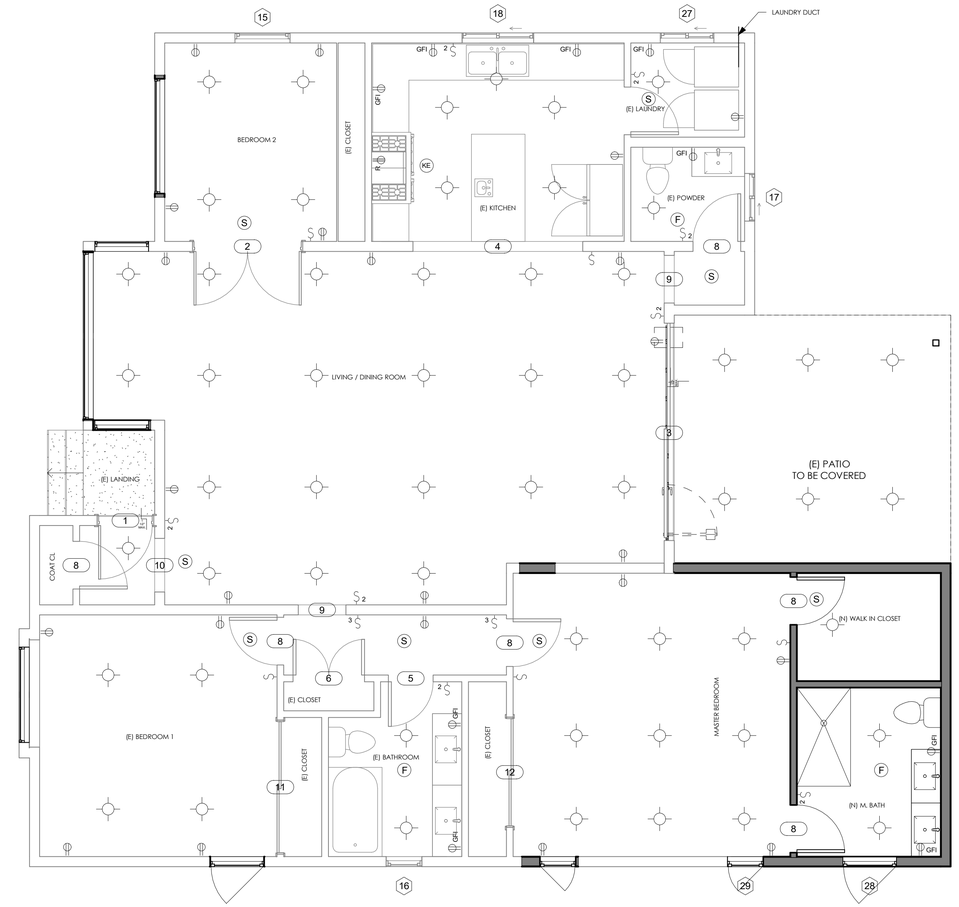
A. PANEL LOCATIONS
Panels shall not be located in the vicinity of easily ignitable material, such as clothes closets [CEC 240-24(D)], or in bathrooms [CEC 240-24(E)].
B. **NON-METALLIC SHEATHED CABLE** [CEC 334]
Non-metallic sheathed cable shall be:
1. Protected by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, schedule 80 PVC conduit, type RTRC marked with the suffix -XW, or other means when cable is exposed or subject to physical damage. [CEC 334.15(B)]
2. Protected by a 1/16-inch steel plate or sleeve or be not less than 1-1/4 inch from the nearest edge of the framing member, when installed through framing members. Steel plates or sleeves are required on all double shear walls when cable is installed either through or parallel to framing members [CEC 334.17, 300.4]
3. Protected by guard strips within 6 feet of an attic access when no permanent stairs or ladders are provided [CEC 334.23, 320.23].
4. Protected by guard strips in the entire attic when permanent stairs or ladders are provided. Access panels or doors from the second floor into the attic are considered permanent access and guard strips are required in the entire attic [CEC 320.23].
5. Have a bending radius not less than 5 times the diameter of the cable [CEC 334.24].
6. Supported at intervals not exceeding 4-1/2 feet and within 12" of every outlet box, junction box, cabinet, or fitting [CEC 334.30].
C. CIRCUITS AND RECEPTACLES
1. Tamper-Resistant Receptacles shall be installed as specified in dwelling units in all areas specified in 210.52 and 550.13. [CEC 406.12]
2. Receptacles shall be installed so that no point along the floor line in any wall space is more than 6 ft. from an outlet, including any wall space 2 ft. wide or greater. Note: A fixed panel of a sliding glass door is considered wall space. [CEC 210.52(A)].
3. In kitchens, breakfast rooms, pantries and dining rooms a minimum of 2-20A circuits shall be provided [CEC 210.11(C)(1)]. Counter space receptacles shall be GFCI [CEC 210.8(A)] and installed:
□ At each wall counter space that is 12 in. or greater [CEC 210.52(C)] ;
□ Maximum 24 in. from the end of the counter [CEC 210.52 (C)(2)(1)];
□ Maximum 20 in. above counter surface [CEC 210.52 (C)(2)(1)];
□ Below countertop or works surfaces (one receptacle min.) not more than 12 in. below counter surface [CEC 210.52 (C)(3)(3)];
4. Bathrooms shall have a separate 20A circuit [CEC 210.11(C)(3)] with at least one GFCI wall receptacle within 36 in. of each basin [CEC 210.8(A)(1); CEC 210.52(D)].
5. Laundry rooms shall have a separate 20A circuit with at least one receptacle shall be provided [CEC 210.11(C)(2)]. All receptacles within 6 ft. of the sink shall be GFCI [CEC 210.8(A)(7)].
6. In garages, at least one GFCI receptacle shall be provided [CEC 210.52(G)]. All other garage receptacles except those dedicated to an appliance or that are not readily accessible shall be GFCI. [CEC 210.8(A)(2)].
7. In hallways of 10 ft. or more in length, at least one receptacle shall be provided [CEC 210.52(H)].
8. Outdoor outlets shall be GFCI [CEC 210.8(A) (3)]. One outlet shall be installed at the front of the dwelling and one at the rear of the dwelling. Balconies, decks, and porches that are attached to the dwelling unit and are accessible from inside the dwelling unit shall have at least one outlet. Receptacles shall be accessible at grade level and not more than 6-1/2 ft. above grade or walking surface [CEC 210.52(E)].
9. All crawl space receptacles shall be GFCI [CEC 210.8(A)(4)].
10. All unfinished basement receptacles shall be GFCI unless they are not readily accessible or are service a dedicated appliance [CEC 210.8(A)(5)].
11. All receptacles within 6 ft. of a wet bar shall be GFCI [CEC 210.8(A)(7)].
12. All receptacles on 15A or 20A branch circuits that supply kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways laundry areas or similar rooms or areas shall be protected by combination-type Arc-Fault Circuit Interrupters (AFCI), including switched outlets [CEC 210.12(A)].
13. All receptacles serving appliances or motors with a rating of 1 HP or 6 Amps shall be on a separate circuit.
14. For HVAC equipment, a separate 15A or 20A circuit with an accessible receptacle at the equipment shall be provided within 25 ft. of the equipment [CEC 210.63]. If located in an under-floor area, the receptacle shall be GFCI [CEC 210.8(4)].
15. Basements, Garages and Accessory Buildings. For a one-family dwelling, at least one receptacle outlet shall be installed in the areas specified in 210.52(G)(1) through (3)/ These receptacles shall be in addition to receptacles required for specific equipment. [CEC210.52]
(1) Garages. In each attached garage and in each detached garage with electrical power. The branch circuit supplying this receptacle(s) shall not supply outlets outside of the garage. At least one receptacle outlet shall be installed for each car space.
(2) Accessory Buildings. In each accessory building with electric power.
(3) Basement. In each separate unfinished portion of a basement.
D. LIGHTING [CEC 210.70]
1. Switched lighting shall be installed in;
□ Every habitable room, kitchen, and bathroom, hallways, and stairways at each level.
□ Garages.
□ At all outdoor entrances and exits.
□ In all attics, under floor areas, utility rooms and basements used for storage
□ Near HVAC equipment in attic, under floor areas, rooms or basements, with a switch at the access point.
2. Lighting installed in a closet shall be a surface mounted or recessed fluorescent fixture or a surface mounted incandescent fixture with completely enclosed lamps or recessed incandescent fixture with completely enclosed lamps. Surface incandescent lighting shall be installed a minimum of 12 in. from the nearest point of a storage space. Surface fluorescent lighting and recessed lighting shall be installed a minimum of 6 in. from the nearest point of a storage space. [CEC 410.16(C)]
E. FANS
Each bathroom containing a bathtub, shower, or bathtub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code and the California Green Building Standards Code.
F. SMOKE ALARMS
In new construction, smoke alarms shall receive their primary power from the building wiring. The wiring shall be permanent and installed without a disconnecting switch other than those required for overcurrent protection [CRC R314.4, CBC 907.2.10.5].

TITLE 24 RESIDENTIAL LIGHTING STANDARDS
Permanently installed luminaires that have plug-in or hardwired connections for electric power must comply with the mandatory energy requirements summarized below:

ROOM	% HIGH EFFICACY 1, 2 OPTIONS
KITCHEN	100%3
CABINET LIGHTING	100%
BATHROOM	100%
GARAGE	100%
LAUNDRY ROOMS	100%
UTILITY ROOMS	100%
CLOSETS > 70 SF	100%
ALL OTHER ROOMSS	100%
EXTERIOR6	100%

Under-cabinet lighting shall be switched separately from other lighting.
Vacancy Sensor4
Vacancy Sensor4
Vacancy Sensor4
Vacancy Sensor4
Vacancy Sensor4 or Dimmer
Controlled by manual-on/off switch and one of the following: motion sensor, photo control and automatic time
switch control, astronomical time clock, or EMCS7

1. High efficacy lighting contains pin-based sockets and includes fluorescent with electronic ballasts, metal halide, high pressure sodium, and certified LED lighting.
2. Luminaires recessed into insulated ceilings must be approved for zero clearance insulation contact (IC) and rated and labeled as air tight (AT).
3. 100% of the total lighting wattage (based on the max. lamp rating) in a kitchen is required to be high efficacy.
4. All Occupant Sensors Control Types shall be programmed to turn OFF all or part of the lighting no longer than 20 minutes after the space is vacated of occupants, except as specified by Section130.1(c)8.
5. Includes bedrooms, living, dining and family rooms, club houses, home offices, and enclosed patios. Closets that are less than 70 sf in area and hallways are exempt from this requirement.
6. Lights around pools and water features subject to California Electrical Code Article 680 are exempt.
7. Energy management control system.



1 LEVEL 1 @ FLOOR (N) ELECTRICAL PLAN
1/4" = 1'-0"

NOTE:

A. Luminaire Efficacy: All installed luminaires must meet the requirements in Table 150.0-A.
Table 150.0-A Classification of High Luminous Efficacy Light Sources
Automatically considered high luminous efficacy (does NOT require JA8 certification) — Must be JA8 certified/marked
1. LED light sources installed outdoors — 7. All light sources installed in ceiling recessed downlight luminaires: Note that ceiling-recessed downlight luminaires must not have screw base sockets regardless of lamp type, as specified in §150.0(k)1C.
2. Inseparable solid state lighting (SSL) luminaires containing colored light sources that are installed to provide decorative lighting — 8. Anything not listed in this table
3. Pin-based linear fluorescent or compact fluorescents with electronic ballasts
4. High-intensity discharge (HID) light sources including pulse start metal halide and high-pressure sodium light sources
5. Luminaires with a hardwired, high-frequency generator and induction lamp
6. Ceiling fan lights kits subject to federal appliance regulations
EXCEPTIONS: 1. Integrated Device Lighting: Lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors and garage door openers 2. Navigation Lighting: Lighting such as night lights, step lights and path lights less than 5 watts 3. Cabinet Lighting: Lighting internal to drawers, cabinetry and linen closets with an efficacy of 45 lumens per watt or greater
B. Screw-based Luminaires: Screw-based luminaires must contain lamps that comply with Reference Joint Appendix JA8.
C. Recessed Downlight Luminaires in Ceilings: There is a new exception to the airtight labeling and installation requirements for recessed luminaires that are either marked for use in fire-rated installations or are installed in non-insulated ceilings.
D. Light Sources in Enclosed or Recessed Luminaires: No change, although this section has been reorganized.
E. Blank Electrical Boxes: Language is added about how the blank electrical boxes must be served for dimmer, vacancy sensor control, low voltage wiring or fan speed control.
INDOOR LIGHTING CONTROLS
E. **Automatic-off Controls:** Walk-in closets have been added in addition to bathrooms, garages, laundry room and utility rooms as spaces requiring an occupancy/vacancy sensor with automatic-off functionality. It was clarified that lighting in opaque-fronted drawers and cabinetry must be controlled with automatic-off when a drawer or door is closed.
F. **Dimming Controls:** Dimmers that are required for lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens and bedrooms) must have readily accessible dimming controls. Forward phase-cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A. EXCEPTIONS: 1. Ceiling fans with integrated lighting may use remote control. 2. Luminaires connect to a circuit in which the controlled lighting power is <20 watts OR controlled by an occupancy/vacancy sensor providing automatic-off functionality. 1. 3. Lighting is under <5 watts for navigation (e.g., night lights, step lights and path lights), or lighting is internal to opaque-fronted drawers and cabinetry (which may alternatively use automatic-off controls).
G. **Independent Controls:** The following must be controlled independently. • Integrated lighting of exhaust fans from the fan function • Undercabinet lighting • Undershelf lighting • Interior lighting of display cabinets • • Switched outlets

HEAT PUMP SPACE HEATER READY (150.0(l)): If natural or propane gas furnaces are installed:
□ 1. Dedicated, 240-volt branch circuit wiring must be installed within 3 ft from the furnace and accessible to the furnace with no obstructions. The branch circuit conductors must be rated at 30 amps minimum. The blank cover must be labeled "240V ready." All electrical components must be installed in accordance with the California Electrical Code; AND
□ 2. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker permanently labeled "For Future 240V use."
ELECTRIC COOKTOP READY SYSTEMS (150.0(n)): Using a gas or propane cooktop to serve individual dwelling units must include the following:
□ 1. Dedicated, 240-volt branch circuit wiring must be installed within 3 ft from the cooktop and accessible to the cooktop with no obstructions. The branch circuit conductors must be rated at 50 amps minimum. The blank cover must be labeled "240V ready." All electrical components must be installed in accordance with the California Electrical Code; AND
□ 2. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future electric cooktop installation. The reserved space must be permanently labeled "For Future 240V use."
ELECTRIC CLOTHES DRYER READY (150.0(v)): Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include the following:
□ 1. Dedicated, 240-volt branch circuit wiring must be installed within 3 ft from the clothes dryer location and accessible to the clothes dryer location with no obstructions. The branch circuit conductors must be rated at 30 amps minimum. The blank cover must be labeled "240V ready." All electrical components must be installed in accordance with the California Electrical Code; AND
2. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future electric clothes dryer installation. The reserved space must be permanently labeled "For Future 240V use."

ELECTRICAL LEGEND

- S — SINGLE SWITCH
- S2 — DOUBLE SWITCH
- S3 — THREE WAY SWITCH
- GFI — GFCI OUTLET
- R — RANGE OUTLET
- SINGLE OUTLET
- S — SMOKE DETECTOR COMBO (SEE A-00)
- F — EXHUST FAN (SEE A-00)
- RECESSED LIGHTING
- WALL LIGHT
- WALL LIGHT W/ OCCUPANCY SENSOR

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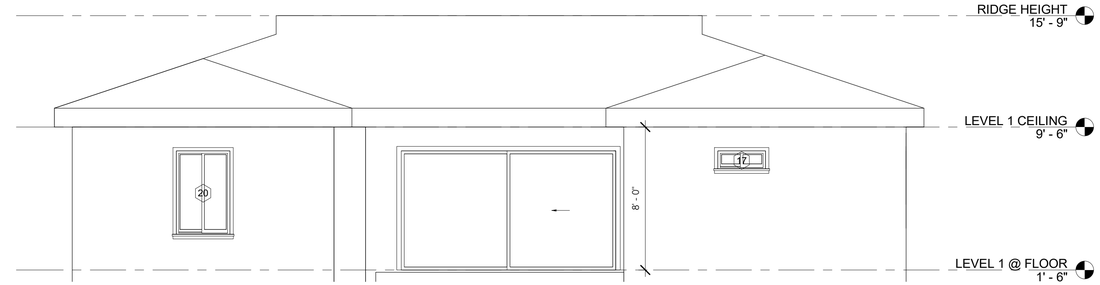
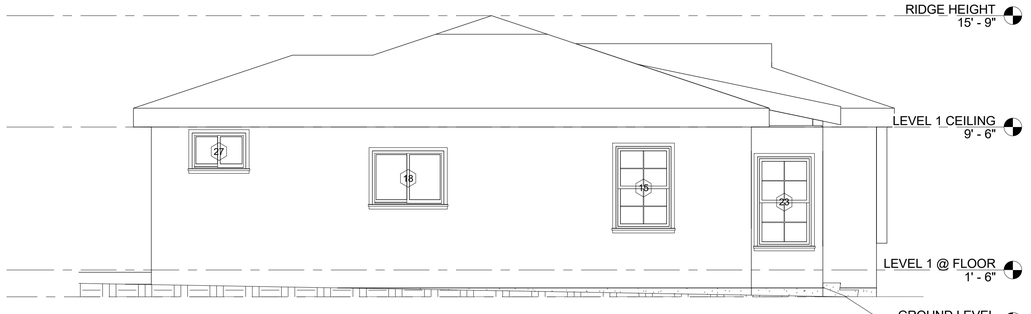
CHECKED BY:	Checker

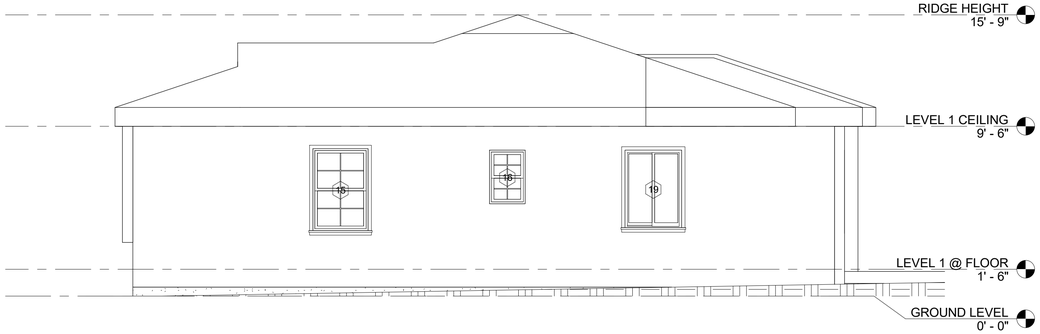
A-04.2



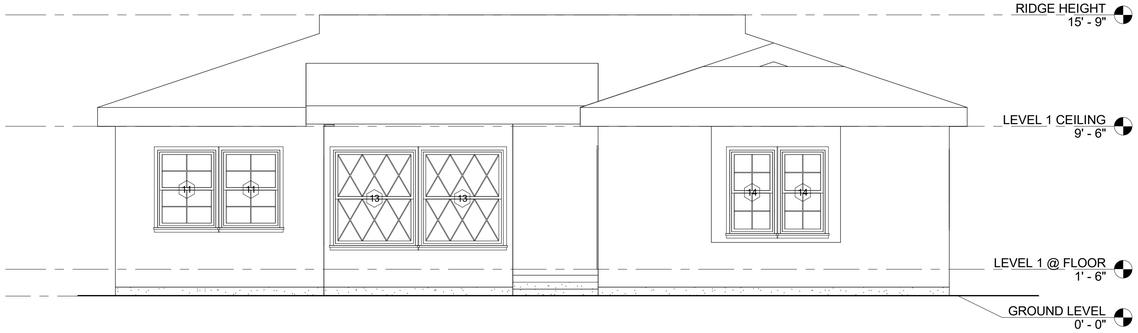
1 EAST
1/4" = 1'-0"



2 NORTH
1/4" = 1'-0"



3 SOUTH
1/4" = 1'-0"



4 WEST
1/4" = 1'-0"

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PROJECT TITLE:

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PAGE TITLE:

(E) ELEVATIONS

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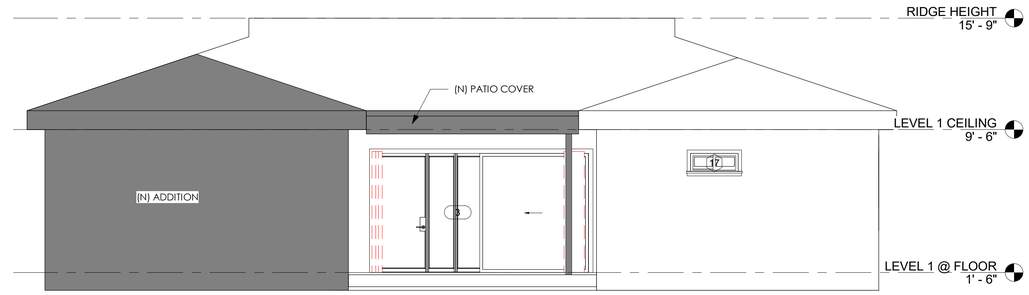
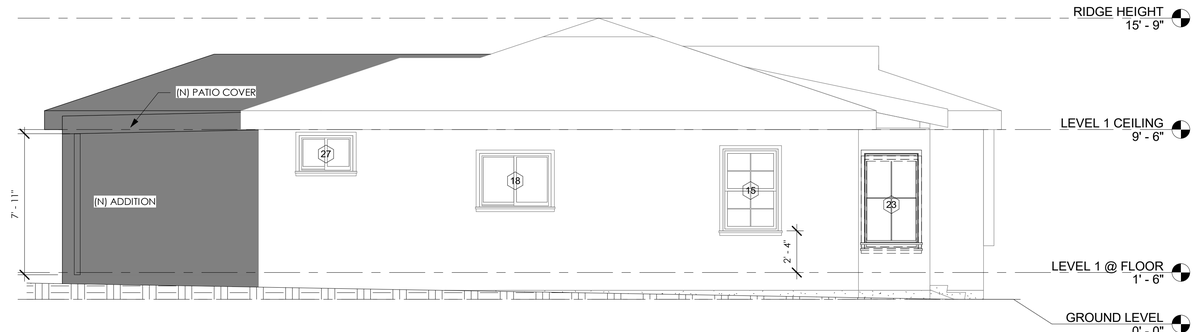
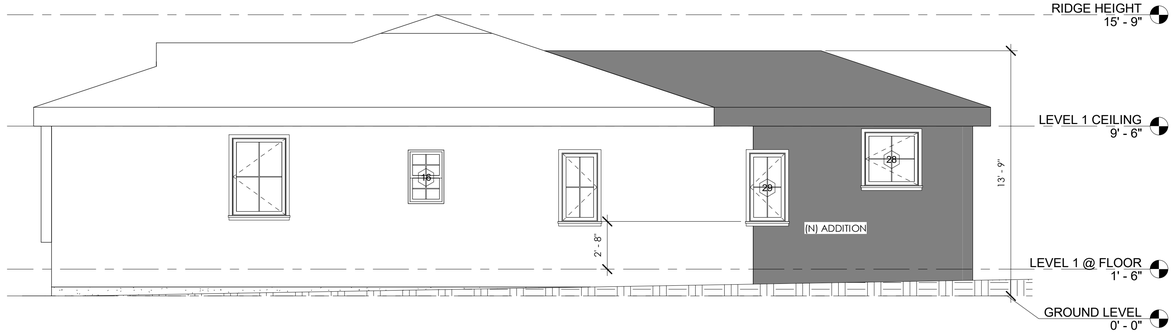
A-05



1 EAST (N)
1/4" = 1'-0"



2 NORTH (N)
1/4" = 1'-0"



3 SOUTH (N)
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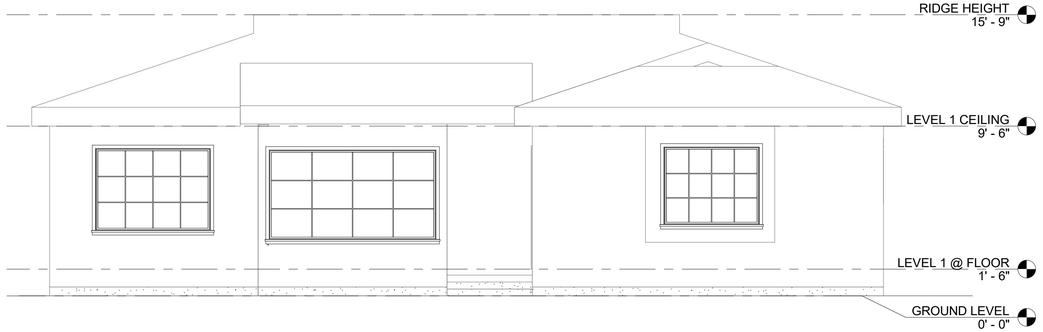

4 WEST (N)
1/4" = 1'-0"

NOTE: NO PROPOSED CHANGE TO TOP OF THE PLATE AND TOP OF ROOF OF ACCESSORY STRUCTURE

UNDER-FLOOR VENTILATION CALC:
TOTAL VENTILATED UNDER-FLOOR AREA: 450 SQ.FT.
450 SQ.FT. / 150 = 3 SQ.FT., OR 432 SQ.IN. VENTILATION REQUIRED
PROVIDED: 450 SQ.IN. OPENING SIZE 8" X 14" NET FREE AREA PER VENT 50 SQ.IN.
TOTAL VENTILATION PROVIDED 450 SQ.IN.

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

NOTE FOR UNDERFLOOR VENTS: OPENINGS SHALL HAVE 1/4" MAXIMUM CORROSION RESISTANT METAL MESH COVERING (CRC R408.1, R408.2). INDICATE REQUIRED AREA, THE PROPOSED NUMBER AND SIZE OF VENTS ON THE FLOOR PLAN.

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PROJECT TITLE:

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PAGE TITLE:

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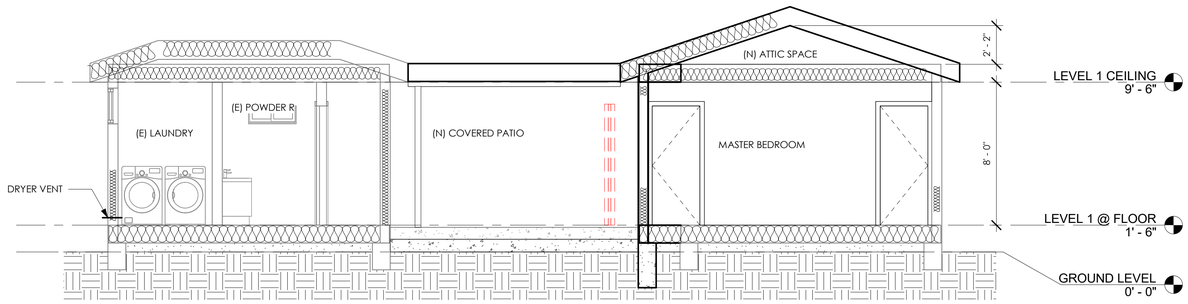
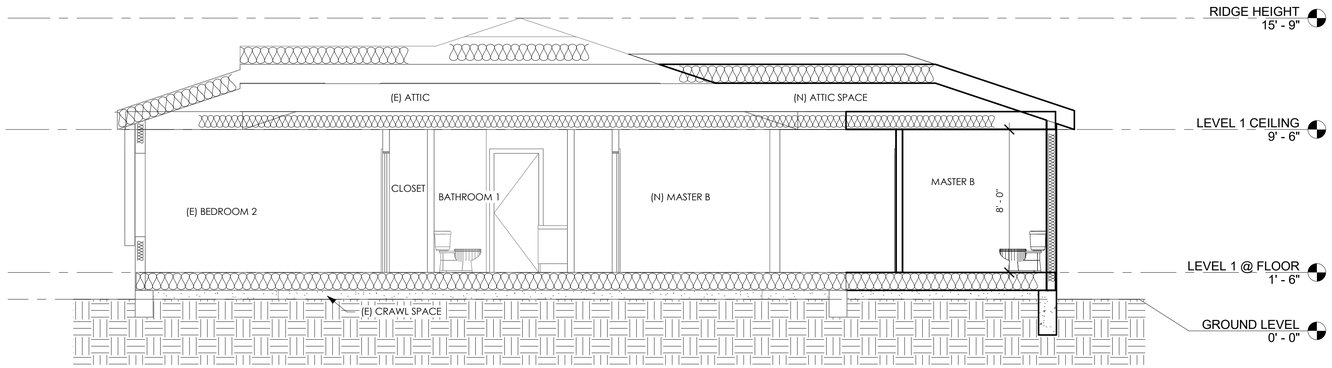
A-06

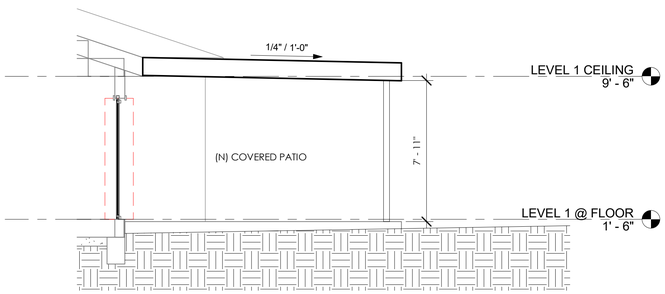


1 SECTION 1
1/4" = 1'-0"



2 SECTION 2
1/4" = 1'-0"

NOTE: NO STRUCTURAL FLOOR IN THE ATTIC AREA.



3 PATIO SECTION
1/4" = 1'-0"

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PAGE TITLE:

SECTIONS

PROJECT NUMBER:	0000128
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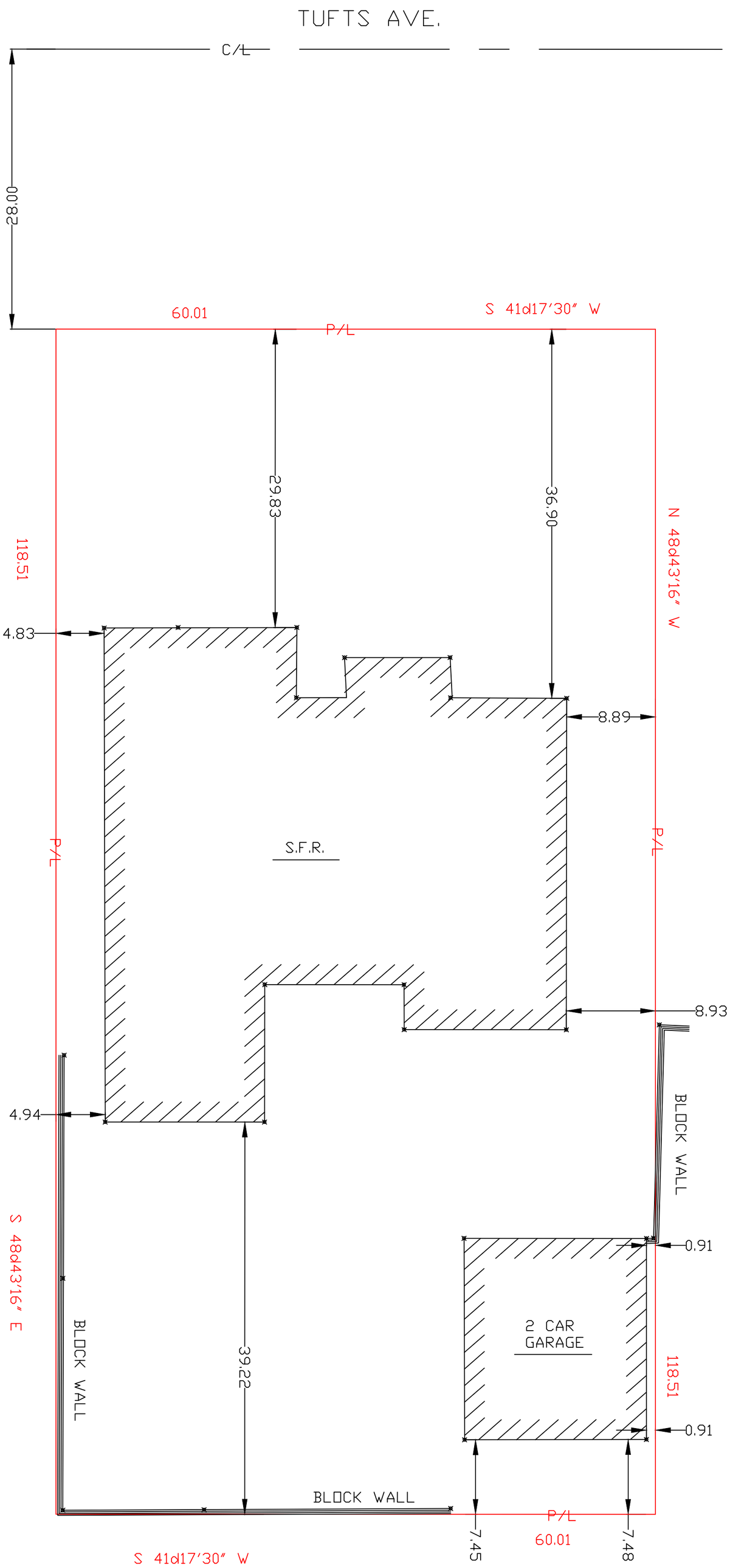
CHECKED BY:	Checker

A-07

AS BUILT SURVEY



436 TUFTS AVE
BURBANK, CA. 91504

SCALE 1" = 8'

LEGAL DESCRIPTION

LOT	18
TRACT	13266
M.B.	312-25/26

NOTE

— EASEMENTS IF ANY, ARE NOT SHOWN ON THIS SURVEY..
— ALL DIMENSIONS ARE IN DECIMALS OF A FOOT.

SURVEYED BY: GOR MKRTCHYAN
DATE: 03-10-2025