SINGLE FAMILY RESIDENCE

123 N. EIGHT STREET, BURBANK, CA 91502

Project Team

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
Address
Address
Address
Phone

Consultant
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Consultant
Address
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Address
Phone

ARCHITECT OR ENGINEERS STAMP IF APPLICABLE

ARCHITECT:_____
ENGINEER:_____
ADDRESS:_____
CITY:_____
PHONE:_____

General Notes

MATERIAL SPECITICATIONS:

CONCRETE/REINFORCEMENT:

FOUNDATION	2500 PSI
#3 & #4 REBARS	GRADE 40
#5 BARS & LARGER	GRADE 60

CONCRETE BLOCK:

LIGHT WEIGHT UNITS	GRADE 'N'
F'm	1500PSI
TYPE 'S' MOTAR	2000 PSI

FOUNDATIONS:
MAX. SOILS BEARING VALUE: 1000PSF
(UNLESS OTHERWISE SPECIFIED BY SOILS INVESTIGATION).

TIMBER:

JOISTS & RAFTERS	DF NO 2
4X/6X BEAMS & HEADERS	DF NO 1
2X4 STUD WALLS	DF CONSTR. GRADE
2X6 OR LARGER STUD WALLS	DF NO 2
BLOCKING/STRIPPING	DF STANDARD
PLYWOOD SHEATHING	OSB OR CDX
SHEAR WALLS	STRUCT 1

SYMBOL LEGEND:

DOOR TAG
101 — DOOR #

WINDOW TAG
1| — WINDOW #

SECTION TAG
SIM
1 — DETAIL #
A101 — SHEET #

DETAIL TAG
SIM
1 — DETAIL #
A101 — SHEET #

General Notes

NOTES:

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 9-1-1-110.3.1.1].

GENERAL NOTES:

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%, [illegible] point 10 feet from building foundation, or to an approved alternative method of diverting water away from the foundation. Swales shall have a minimum of 2%. (CBC 1804.3, CRC R401.3)
8. The top of the exterior foundation shall extend above the elevation of the street gutter a minimum of 6" plus 2% (CBC 1808.7.4, CRC R403.1.7.1)

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).

DIVERSION OF C&D DEBRIS: A minimum 65% of generated debris shall be recycled, reused, or diverted from the landfill. An 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).

General Notes

General Notes

Building Code

Current Editions of:
California Building Code (CBC) or
California Residential Code (CRC)
California Mechanical Code (CMC)
California Electrical Code (CEC)
California Plumbing Code (CPC)
California Green Building Code(CALGreen)

Scope/Description of Work

New Addition of 525 SF to rear of existing house.
Addition to include 2 new bedrooms and a new bathroom

Code Analysis

Type of Construction

Occupancy
Existing
Proposed

Number of stories

Living Floor Areas
Existing
Proposed

Garage Floor Areas
Existing
Proposed

Fire sprinklers installed or not. [R106.1.1 CRC]

A.P.N.

Legal Description of Parcel

Zone

Lot Area
SF
Area

Drawing Index

SINGLE FAMILY RESIDENCE

Issue Date
Project Status

A01
sheet no.

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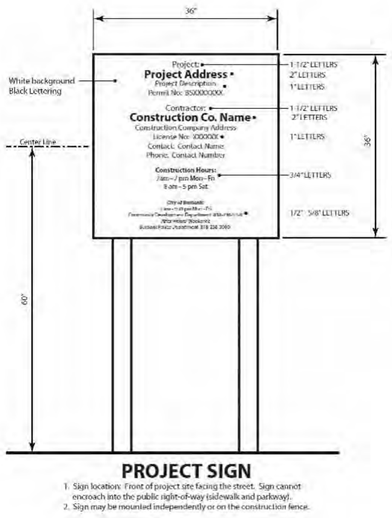

PROJECT SIGN

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.

SECTION	MEASURE	REQUIREMENTS		MEASURE PROVIDED ON PLAN SHEET:
PLANNING AND DESIGN (SITE DEVELOPMENT)				
4.106.2	STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION	A PLAN IS DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.		A03
4.106.3	GRADING AND PAVING	CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER		A03
4.106.4	ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION	PROVIDE CAPABILITY FOR ELECTRIC VEHICLE CHARGING IN ONE- AND TWO-FAMILY DWELLINGS AND IN TOWNHOUSES WITH ATTACHED PRIVATE GARAGES; AND 3 PERCENT OF		N/A
ENERGY EFFICIENCY				
4.201.1	GENERAL	BUILDING MEETS OR EXCEEDS THE REQUIREMENTS OF THE 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.		T1 & T3
WATER EFFICIENCY AND CONSERVATION (INDOOR WATER USE)				
4.303.1	WATER CONSERVING PLUMBING FIXTURES AND FITTINGS	PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH REQUIREMENTS		A02
		PLUMBING FIXTURES & FITTINGS	MAXIMUM	
		WATER CLOSETS	1.28 GALLONS/FLUSH	
		SHOWERHEADS	1.8 GPM @ 80 PSI	
		KITCHEN FAUCETS	1.8 GPM @ 60 PSI	
		RESIDENTIAL LAVATORY FAUCETS	1.2 GPM @ 60 PSI MAX.	
			0.8 GPM @ 20 PSI MIN.	
		LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	
		METERING FAUCETS	0.25 GALLONS/CYCLE	
		URINALS	0.125 GALLONS/FLUSH FOR WALL-MOUNTED TYPE AND	
			0.5 GALLONS/FLUSH FOR FLOOR-MOUNTED TYPE OR OTHER TYPE	
4.303.2	STANDARDS FOR PLUMBING FIXTURES AND FITTINGS	PLUMBING FIXTURES AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE 2016 CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.		A02
WATER EFFICIENCY AND CONSERVATION (OUTDOOR WATER USE)				
4.304.1	OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS	AFTER DEC 1, 2015, NEW RESIDENTIAL DEVELOPMENTS WITH AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 500 SQUARE FEET SHALL COMPLY WITH ONE OF THE		N/A
		1. A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER MORE STRINGENT; OR		N/A
		2 .PROJECTS WITH AGGREGATE LANDSCAPE AREA LESS THAN 2,500 SQUARE FEET MAY COMPLY WITH THE MWELO'S APPENDIX D PRESCRIPTIVE COMPLIANCE OPTION.		N/A
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (ENHANCED DURABILITY & REDUCED MAINTENANCE)				
4.406.1	RODENT PROOFING	ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.		A02

SECTION	MEASURE	REQUIREMENTS	MEASURE PROVIDED ON PLAN SHEET:
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (CONSTRUCTION WASTE REDUCTION, DISPOSAL & RECYCLING)			
4.408.1	CONSTRUCTION WASTE MANAGEMENT	RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH ONE OF THE FOLLOWING:	A02
		1. COMPLY WITH A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE; OR	A02
		2. A CONSTRUCTION WASTE MANAGEMENT PLAN, PER SECTION 4.408.2; OR	A02
		3. A WASTE MANAGEMENT COMPANY, PER SECTION4.408.3; OR	A02
		4. THE WASTE STREAM REDUCTION ALTERNATIVE, PER SECTION 4.408.4.	A02
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (BUILDING MAINTENANCE & OPERATION)			
4.410.1	OPERATION AND MAINTENANCE MANUAL	AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.	A02
4.410.2	RECYCLING BY OCCUPANTS	WHERE 5 OR MORE MULTIFAMILY DWELLING UNITS ARE CONSTRUCTED ON A BUILDING SITE, PROVIDE READILY ACCESSIBLE AREAS THAT SERVE ALL BUILDINGS ON THE SITE AND IS IDENTIFIED FOR THE DEPOSITING, STORAGE AND COLLECTION OF NON-HAZARDOUS MATERIALS FOR RECYCLING, INCLUDING (AT A MINIMUM) PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS, ORGANIC WASTE, AND METALS OR MEET A LAWFULLY ENACTED LOCAL RECYCLING ORDINANCE, IF MORE RESTRICTIVE. SEE EXCEPTION FOR RURAL JURISDICTIONS.	N/A
ENVIRONMENTAL QUALITY (FIREPLACES)			
4.503.1	GENERAL	ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH ALL APPLICABLE LOCAL ORDINANCES.	N/A
ENVIRONMENTAL QUALITY (POLLUTANT CONTROL)			
4.504.1	COVERING OF DUCT OPENINGS & PROTECTION OF MECH. EQUIPMENT DURING CONSTRUCTION	DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.	A02
4.504.2.1	ADHESIVES, SEALANTS AND CAULKS	ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.	A02
4.504.2.2	PAINTS AND COATINGS	PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.	A02
4.504.2.3	AEROSOL PAINTS AND COATINGS	AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.	A02
4.504.2.4	VERIFICATION	DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.	A02
4.504.3	CARPET SYSTEMS	CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.	A02
4.504.4	RESILIENT FLOORING SYSTEMS	80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA.	A02
4.504.5	COMPOSITE WOOD PRODUCTS	PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN THE INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.	A02

SECTION	MEASURE	REQUIREMENTS	MEASURE PROVIDED ON PLAN SHEET:
ENVIRONMENTAL QUALITY (INTERIOR MOISTURE CONTROL)			
4.505.2	CONCRETE SLAB FOUNDATIONS	VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB-ON-GRADE FOUNDATIONS.	A02
4.505.3	MOISTURE CONTENT OF BUILDING MATERIALS	MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.	A02
ENVIRONMENTAL QUALITY (INDOOR AIR QUALITY & EXHAUST)			
4.506.1	BATHROOM EXHAUST FANS	EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:	A02
		1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.	A02
		2 .UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.	A02
		A) HUMIDITY CONTROLS SHALL BE CAPABLE OF MANUAL OR AUTOMATIC ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN 50% TO A MAXIMUM OF 80%.	A02
		B) A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL OR BUILT-IN.	A02
		NOTE: FOR THE PURPOSES OF THIS SECTION A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION. FANS ARE REQUIRED IN EACH BATHROOM.	A02
ENVIRONMENTAL QUALITY (ENVIRONMENTAL COMFORT)			
4.507.2	HEATING AND AIR CONDITIONING SYSTEM DESIGN	DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:	A02
		1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA 2 MANUAL J-2011 (RESIDENTIAL LOAD CALCULATION), OR EQUIVALENT.	A02
		2. SIZE DUCT SYSTEMS ACCORDING TO ANSI/ACCA 1 MANUAL D- 2014 (RESIDENTIAL DUCT SYSTEMS), OR EQUIVALENT.	A02
		3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2014 (RESIDENTIAL EQUIPMENT SELECTION) OR EQUIVALENT.	A02
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS (QUALIFICATIONS, VERIFICATIONS)			
702.1	INSTALLER TRAINING	HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.	A02
702.2	SPECIAL INSPECTION	SPECIAL INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY ARE INSPECTING.	A02
703.1	DOCUMENTATION	VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.	A02
FOOTNOTES:			
1 INDICATE N/A IF NOT APPLICABLE.			
NOTE:			
THIS CHECK LIST IS INTENDED ONLY AS AN AID TO THE USER AND MAY NOT CONTAIN COMPLETE CODE LANGUAGE. REFER TO 2016 CALGREEN CHAPTER 4			

CALGREEN MANDATORY MEASURES

ARCHITECT OR ENGINEERS STAMP IF APPLICABLE

ARCHITECT:_____
ENGINEER:_____
ADDRESS:_____
CITY:_____
PHONE:_____

SINGLE FAMILY RESIDENCE

Issue Date
Project Status

A02
sheet no.

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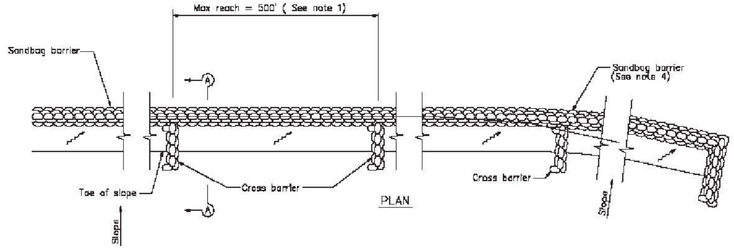
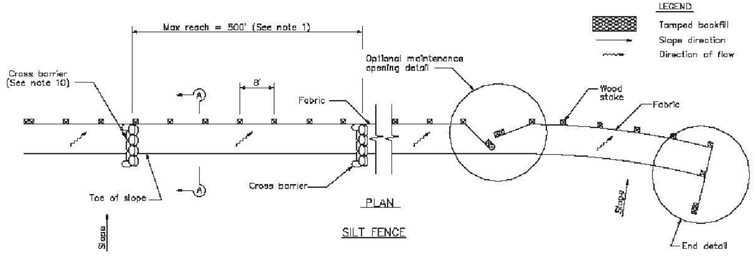


SANDBAG BARRIER

NOTES

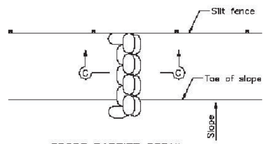
1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/2 the height of the linear barrier. In no case shall the reach length exceed 500'.
2. Place sandbags tightly.
3. Dimension may vary to fit field condition.
4. Sandbag barrier shall be a minimum of 3 bags high.
5. The end of the barrier shall be turned up slope.
6. Cross barriers shall be a min of 1/2 and a max of 2/3 the height of the linear barrier.
7. Sandbag rows and layers shall be staggered to eliminate gaps.



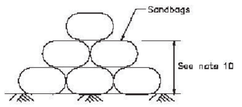
SILT FENCE

NOTES

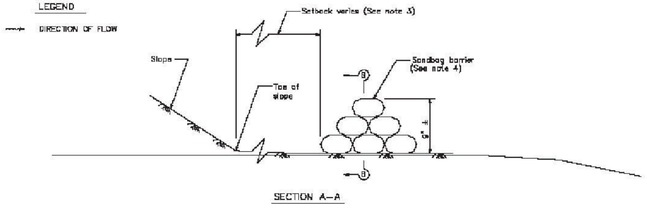
1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500'.
2. The last 8'-0" of fence shall be turned up slope.
3. Stake dimensions are nominal.
4. Dimension may vary to fit field condition.
5. Stakes shall be spaced at 8'-0" maximum and shall be positioned on downstream side of fence.
6. Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
7. Stakes shall be driven tightly together to prevent potential flow-through of sediment at joint. The tops of t stakes shall be secured with wire.
8. For end stake, fence fabric shall be folded around stakes one full turn and secured with 4 staples.
9. Minimum 4 staples per stake. Dimensions shown ar ypical.
10. Cross barriers shall be a minimum of 1/3 and a i dmum of 1/2 the height of the linear barrier.
11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
12. Joining sections shall not be placed at sump locations.
13. Sandbag rows and layers shall be offset to eliminate gaps.



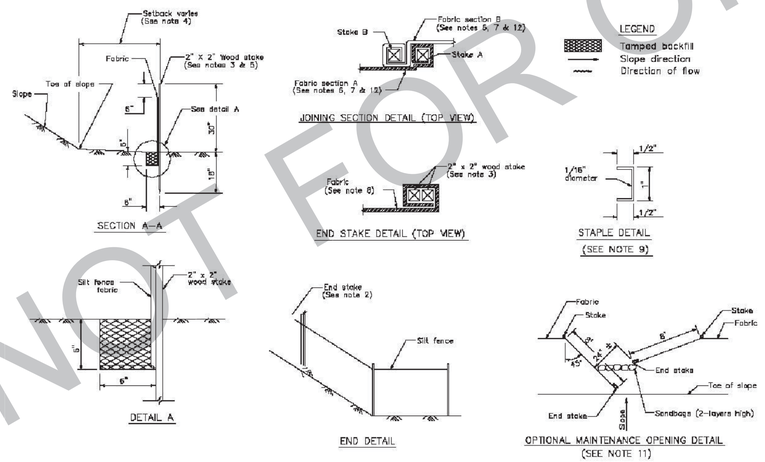
CROSS BARRIER DETAIL



SECTION C–C

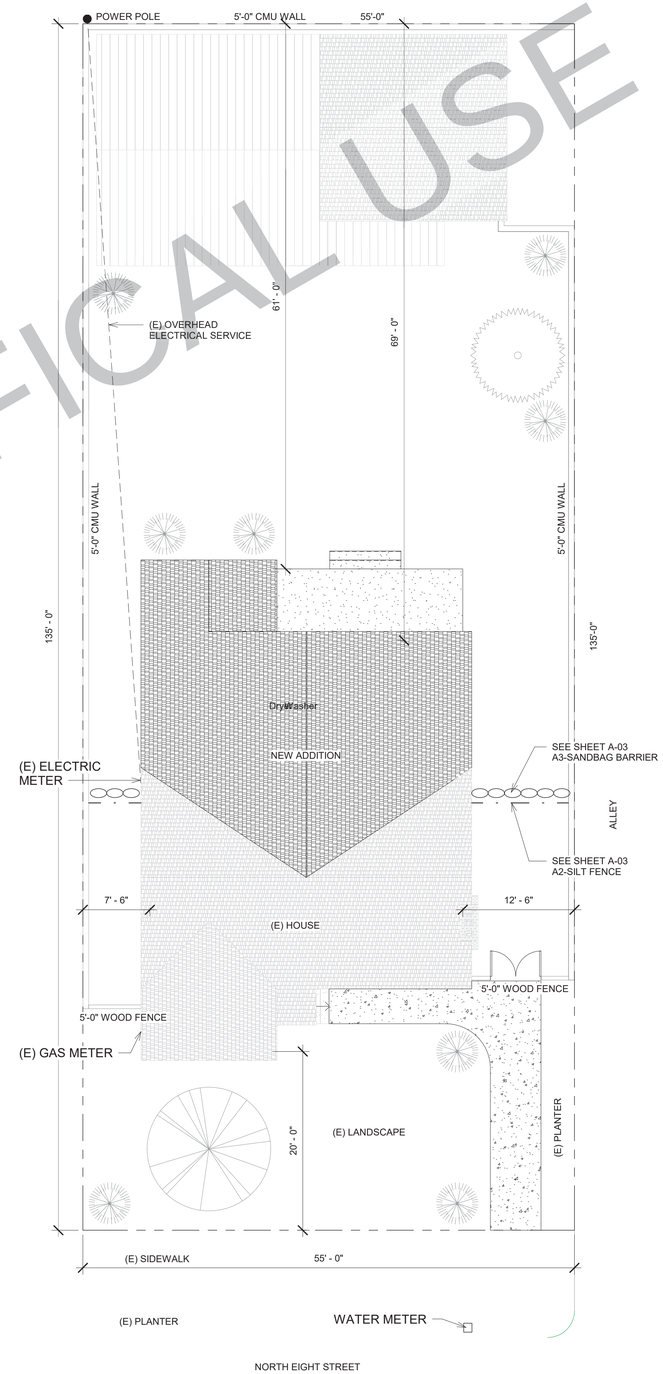


A3 SANDBAG BARRIER



A2 SILT FENCE

EXISTING LANDSCAPE	-	1144.32 SF
EXISTNG HARDSCAPE	-	235.63 SF
HARDSCAPE/LANDSCAPE %	-	**235.63/1144.63 = 0.206 20.6 %**



1 SITE
scale: 1/8" = 1'-0"

ARCHITECT OR ENGINEERS STAMP IF APPLICABLE

ARCHITECT:
ENGINEER:
ADDRESS:
CITY:
PHONE:

SINGLE FAMILY RESIDENCE

Issue Date
Project Status

A03
sheet no.

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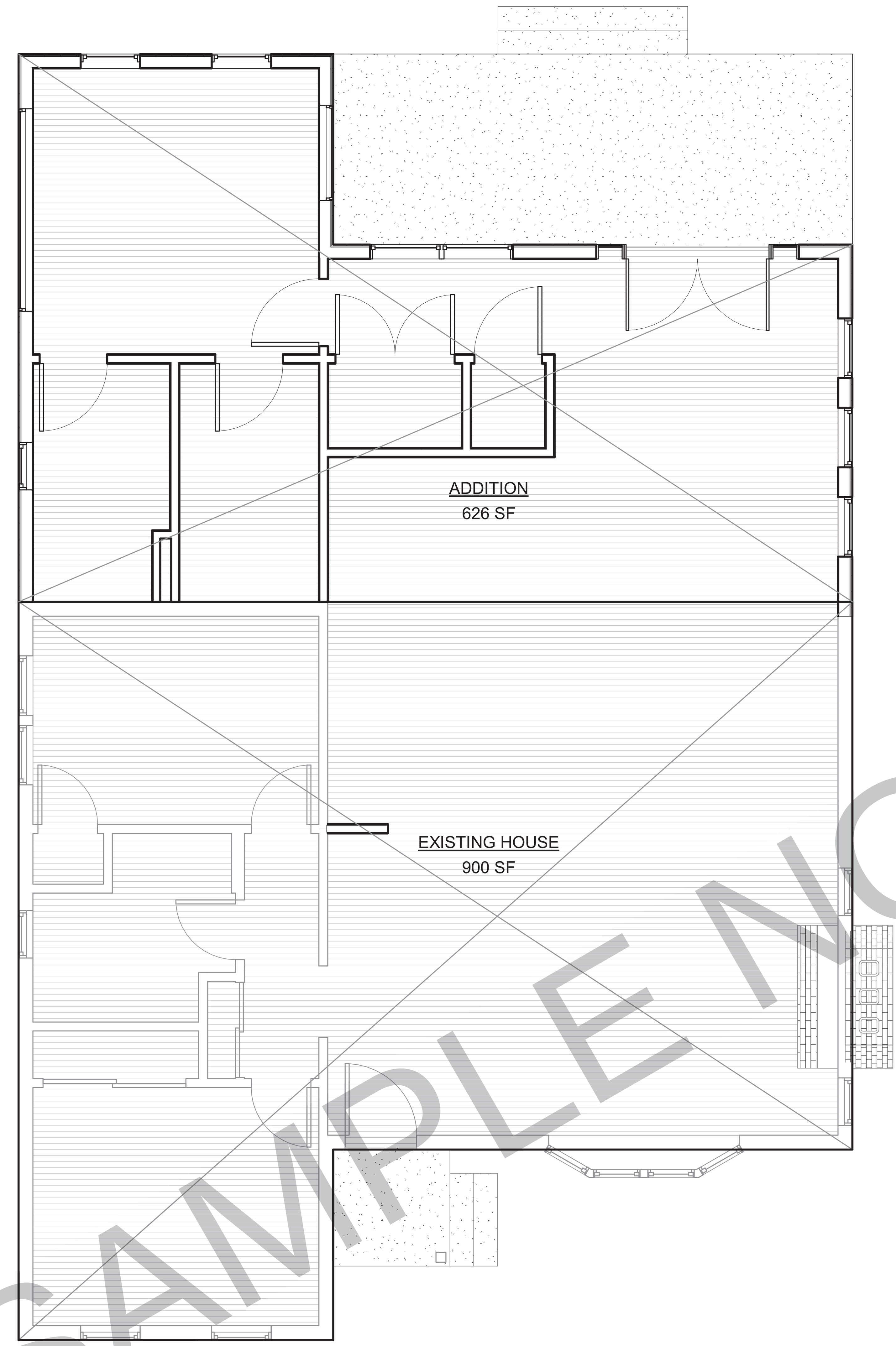
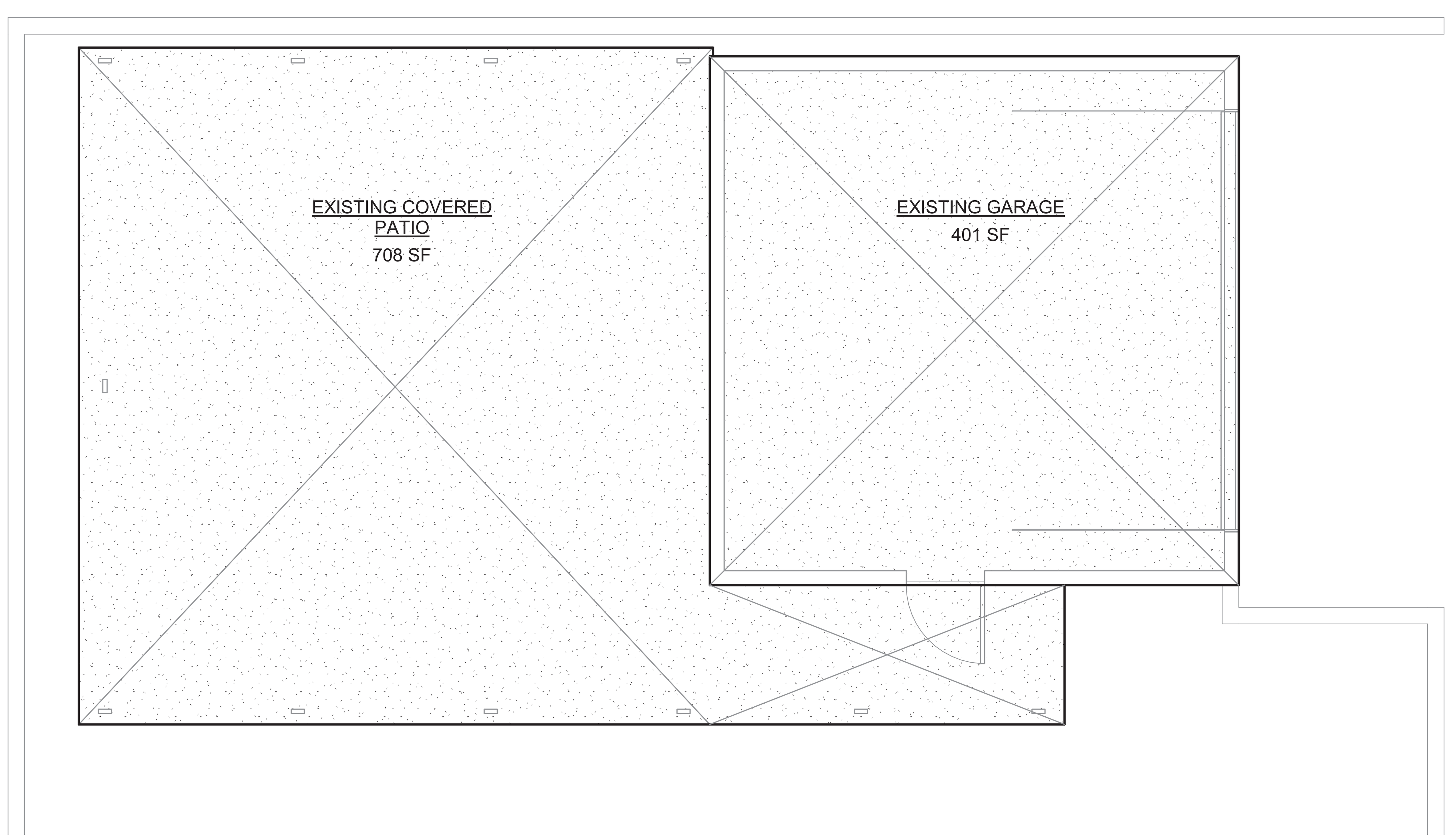
LOT & FLOOR AREA RATIO CALCULATION

AREA		SQ FT	LOT	F.A.R.
(E) GARAGE	-	401 SF	X	
(E) HOUSE	-	900 SF	X	X
(E) COVERED PATIO	-	708 SF	X	X
NEW ADDITION	-	626 SF	X	X
TOTAL			**2,651 SF**	**2,250 SF**

LOT RATIO - 2,635 SF / 7,425 SF = 0.35%
F.A.R. - 2,234 SF / 7,425 SF = 0.30%



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



1 GARAGE AREA
scale: 1/4" = 1'-0"

ARCHITECT OR ENGINEERS STAMP IF APPLICABLE

ARCHITECT:__________
ENGINEER:__________
ADDRESS:__________
CITY:__________
PHONE:__________

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Project Status

A04
sheet no.

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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 APPENDIX CHAPTER 1 SEC. 113.2) 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.

DEMOLITION CALCULATION

TOTAL EXISTING WALLS:

FIRST FLOOR		
H1	-	35.00
H2	-	12.00
H3	-	4.38
H4	-	3.33
H5	-	10.79
H6	-	6.96
H7	-	1.54
H8	-	12.00
H9	-	22.40
H10	-	13.21
V1	-	29.79
V2	-	4.08
V3	-	2.13
V4	-	10.29
V5	-	7.40
V6	-	21.79
V7	-	9.79
V8	-	2.81
V9	-	21.79
TOTAL		**231.48**

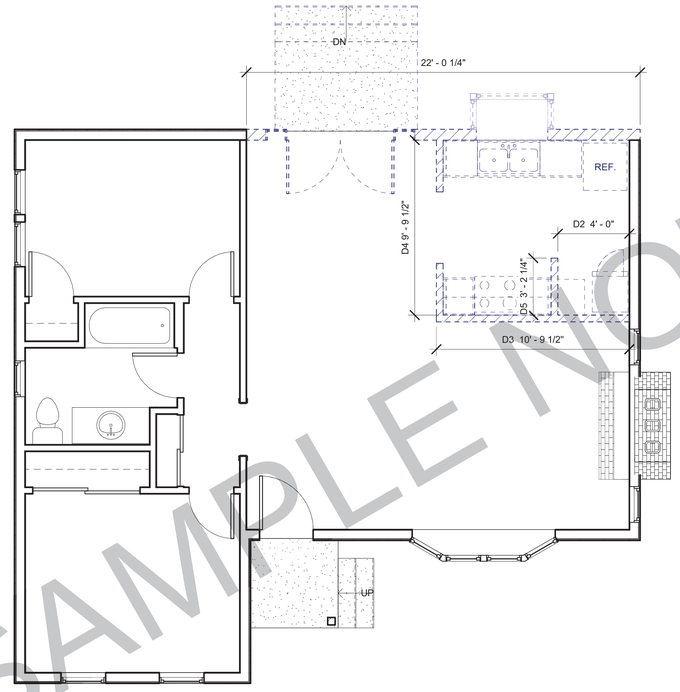
DEMOLISHED WALLS:

FIRST FLOOR		
D1	-	22.02
D2	-	4.00
D3	-	10.79
D4	-	9.79
D5	-	3.19
TOTAL		**49.79**

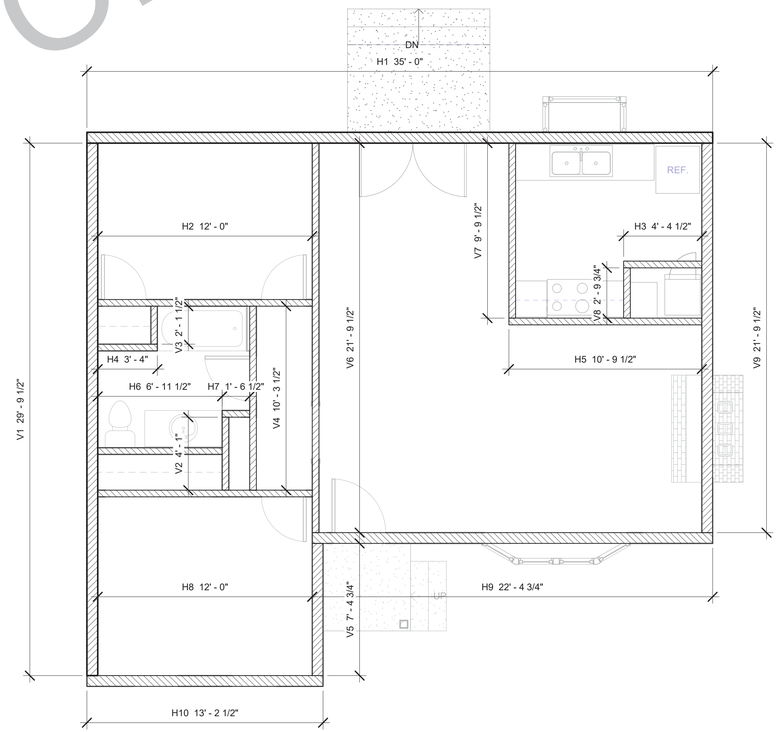
DEMOLITION CALCULATION:

DEMOLISHED WALLS / TOTAL EXISTING WALLS
49.79 / 231.48 = **0.22**

TOTAL DEMOLITION PERCENTAGE = 22.0%



2 FIRST FLOOR DEMO
scale: 1/4" = 1'-0"



1 EXISTING FLOOR PLAN
scale: 1/4" = 1'-0"

ARCHITECT OR ENGINEERS STAMP IF APPLICABLE

ARCHITECT:
ENGINEER:
ADDRESS:
CITY:
PHONE:

SINGLE FAMILY RESIDENCE

Issue Date
Project Status

A05
sheet no.

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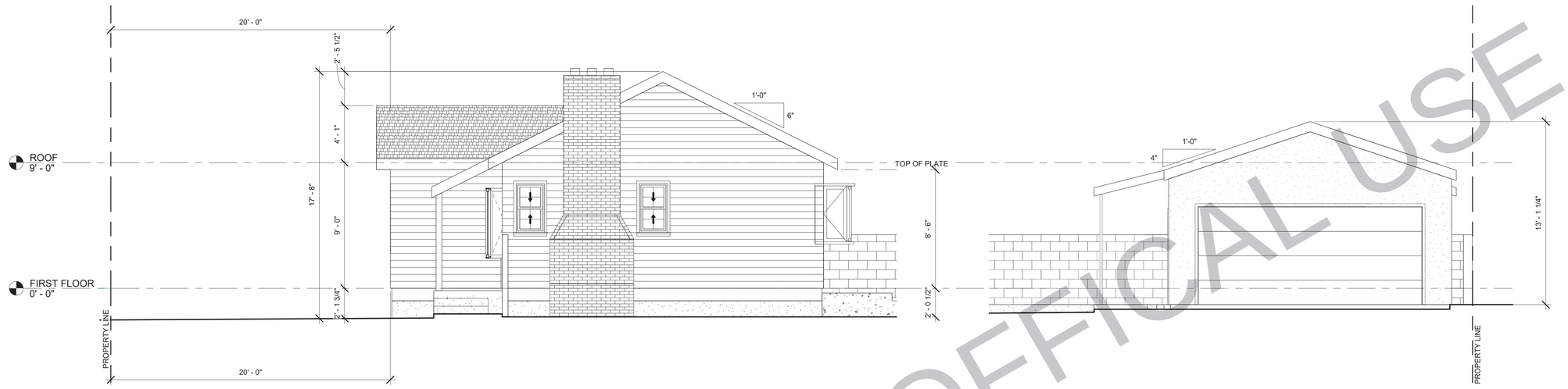
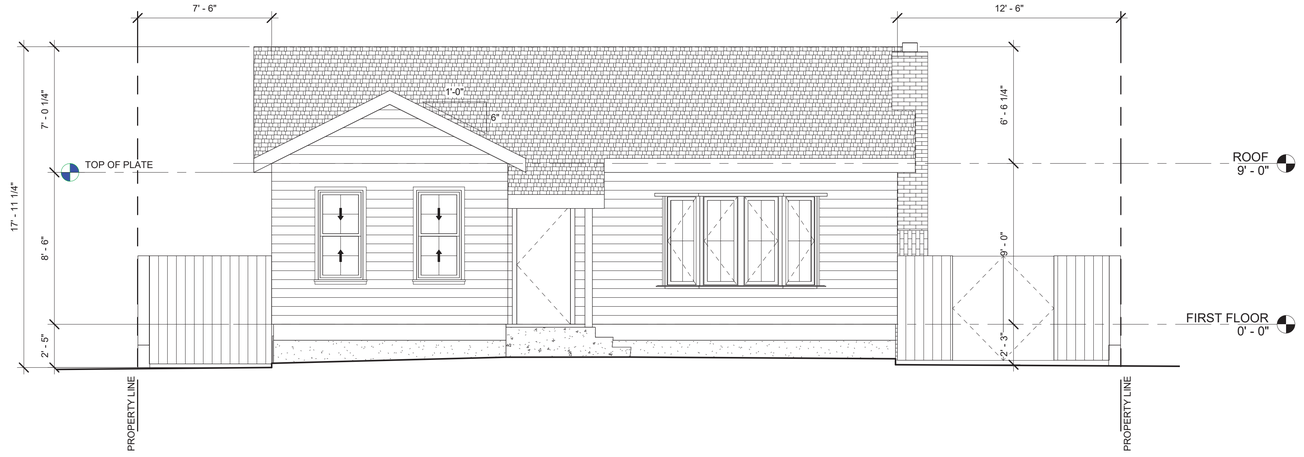


2 (E) EAST ELEVATION
scale: 1/4" = 1'-0"



1 (E) SOUTH ELEVATION
scale: 1/4" = 1'-0"

ARCHITECT OR ENGINEERS STAMP IF APPLICABLE

ARCHITECT:
ENGINEER:
ADDRESS:
CITY:
PHONE:

SINGLE FAMILY RESIDENCE

Issue Date
Project Status

A06
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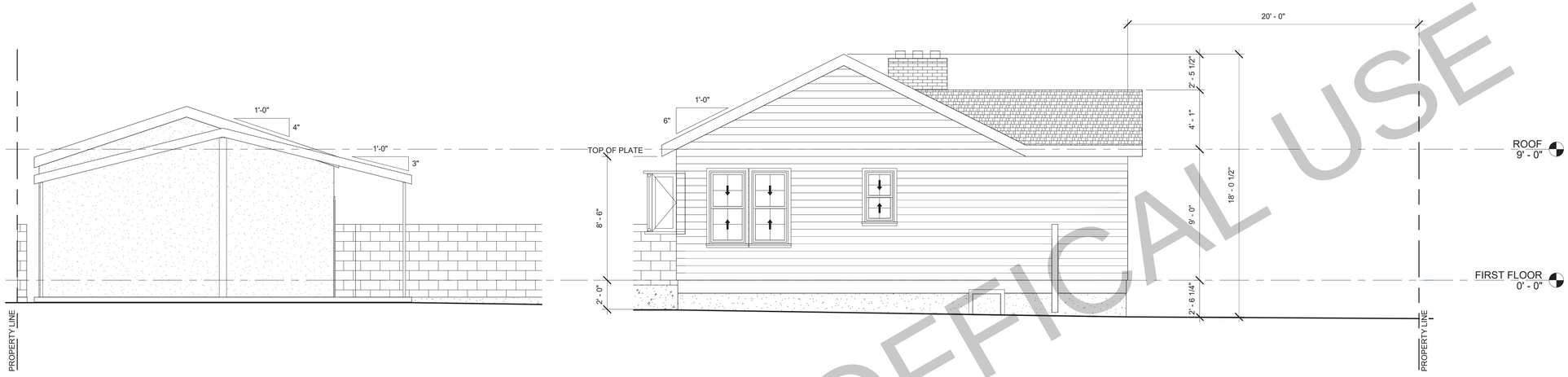

2 (E) WEST ELEVATION
scale: 1/4" = 1'-0"

1 (E) NORTH ELEVATION
scale: 1/4" = 1'-0"

ARCHITECT OR ENGINEERS STAMP IF APPLICABLE

ARCHITECT:
ENGINEER:
ADDRESS:
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PHONE:

SINGLE FAMILY RESIDENCE

Issue Date
Project Status

A07
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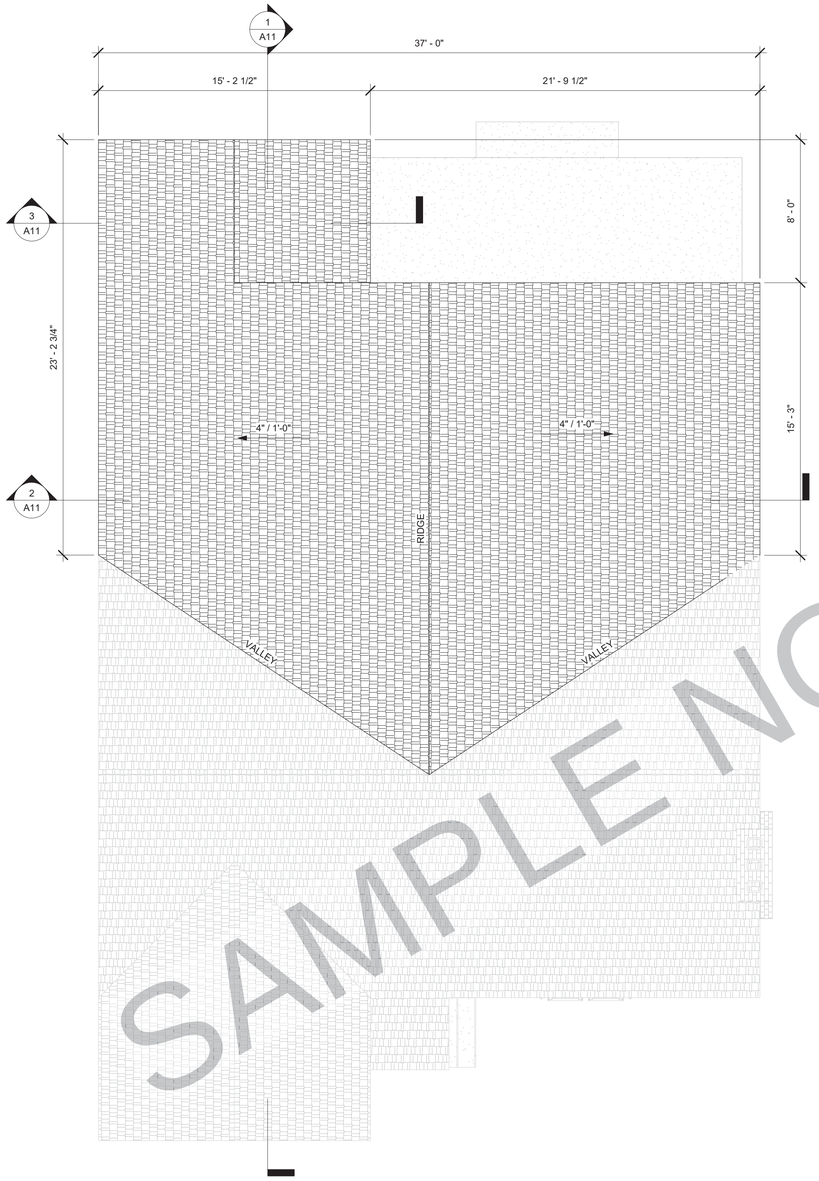
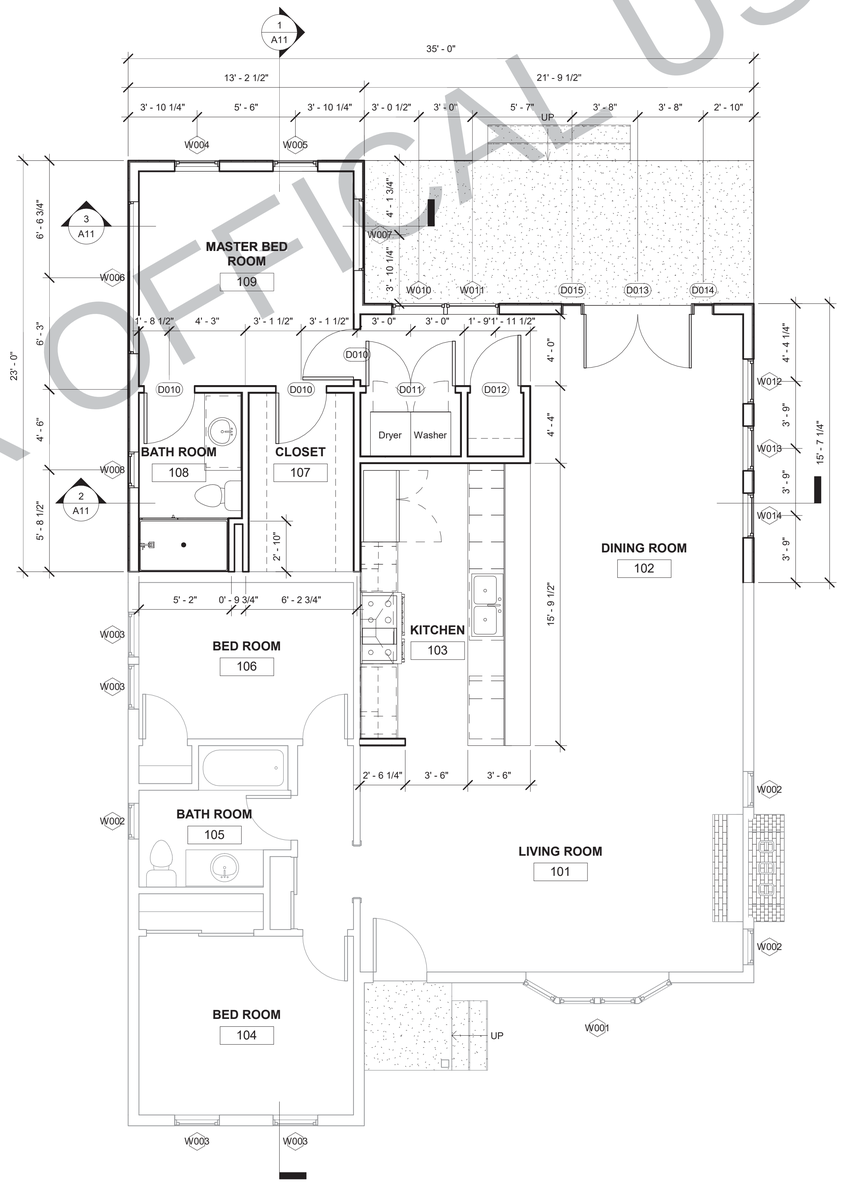
WINDOW SCHEDULE					
Mark	Width	Height	Head Height	Manufacturer	Comments
W001	8' - 0"	5' - 0"	6' - 9"		EXISTING
W002	2' - 0"	3' - 6"	7' - 6"		EXISTING
W003	2' - 6"	5' - 0"	7' - 6"		EXISTING
W004	2' - 6"	5' - 0"	8' - 0"		EXISTING
W005	2' - 6"	5' - 0"	8' - 0"		EXISTING
W006	8' - 6"	1' - 0"	8' - 0"		NEW
W007	4' - 0"	1' - 0"	8' - 0"		NEW
W008	2' - 0"	3' - 6"	8' - 0"		NEW
W010	3' - 0"	4' - 0"	7' - 0"		NEW
W011	3' - 0"	4' - 0"	7' - 0"		NEW
W012	2' - 6"	5' - 0"	8' - 0"		NEW
W013	2' - 6"	5' - 0"	8' - 0"		NEW
W014	2' - 6"	5' - 0"	8' - 0"		NEW

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

DOOR SCHEDULE					
Mark	Type	Thickness	Height	Fire Rating	Comments
D001	36" x 80"	0' - 2"	6' - 8"		EXISTING
D003	30" x 80" 2	0' - 2"	6' - 8"		EXISTING
D004	30" x 80"	0' - 2"	6' - 8"		EXISTING
D005	72" x 80"	0' - 2"	6' - 8"		EXISTING
D006	48" x 80"	0' - 2"	6' - 8"		EXISTING
D007	36" x 80"	0' - 2"	6' - 8"		EXISTING
D008	192" x 84"	0' - 1 1/2"	7' - 0"		EXISTING
D010	34" x 80"	0' - 2"	6' - 8"		NEW
D011	60" x 80"	0' - 2"	6' - 8"		NEW
D012	34" x 80"	0' - 2"	6' - 8"		NEW
D013	72" x 80"	0' - 1 1/2"	6' - 8"		NEW
D014	12" x 80"	0' - 1 1/2"	6' - 8"		NEW
D015	12" x 80"	0' - 1 1/2"	6' - 8"		NEW



2 PROPOSED ROOF PLAN
scale: 1/4" = 1'-0"



1 PROPOSED FLOOR PLAN
scale: 1/4" = 1'-0"

ARCHITECT OR ENGINEERS STAMP IF APPLICABLE

ARCHITECT:_____
ENGINEER:_____
ADDRESS:_____
CITY:_____
PHONE:_____

SINGLE FAMILY RESIDENCE

Issue Date
Project Status

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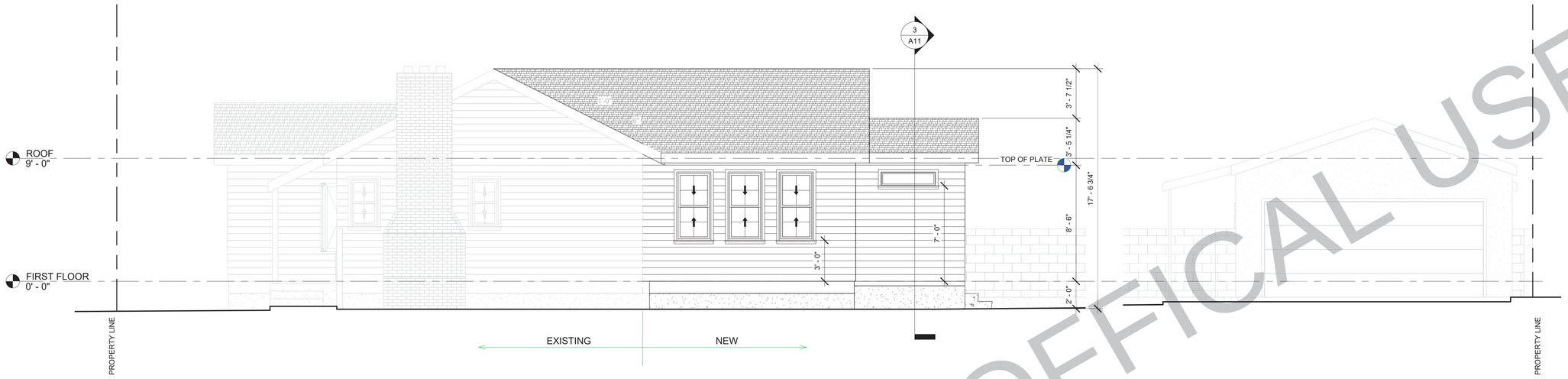
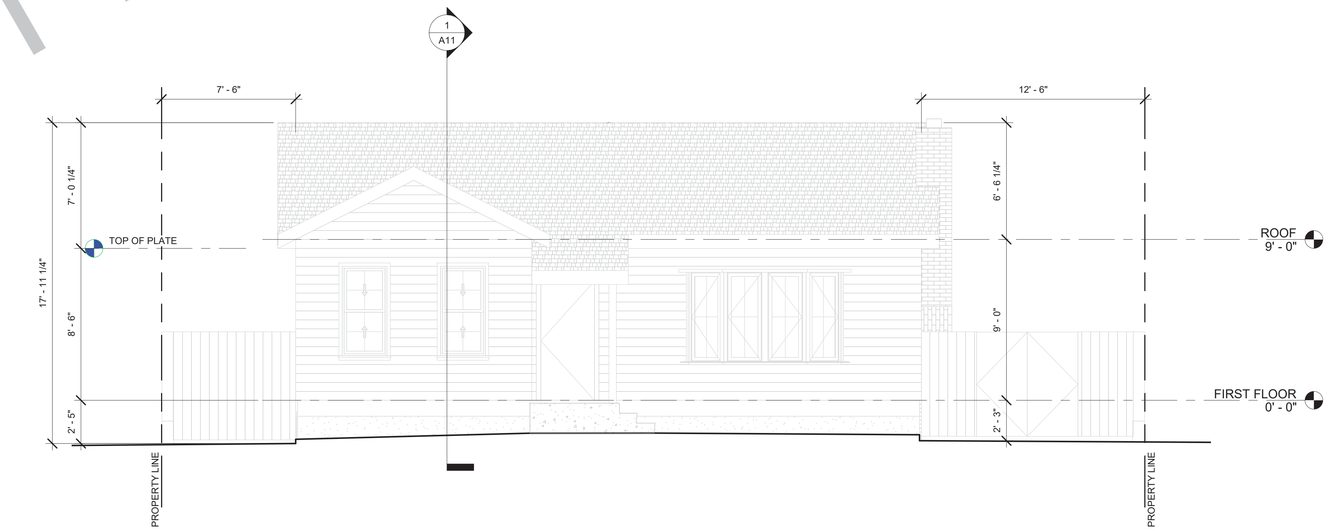


ANY ADDITION OR CHANGES MADE TO THE APPROVED EXTERIOR ELEVATION DESIGN EITHER ON THE DRAWINGS OR DURING CONSTRUCTION WILL REQUIRE PLANNING DIVISION AND BUILDING DIVISION REVIEW AND APPROVAL AND MAY RESULT IN A DELAY OF THE PROJECT OR THE REMOVAL OF NON-APPROVED WORK.

2 PROPOSED EAST ELEVATION

scale: 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION

scale: 1/4" = 1'-0"

ARCHITECT OR ENGINEERS STAMP IF APPLICABLE

ARCHITECT:
ENGINEER:
ADDRESS:
CITY:
PHONE:

SINGLE FAMILY RESIDENCE

Issue Date
Project Status

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sheet no.

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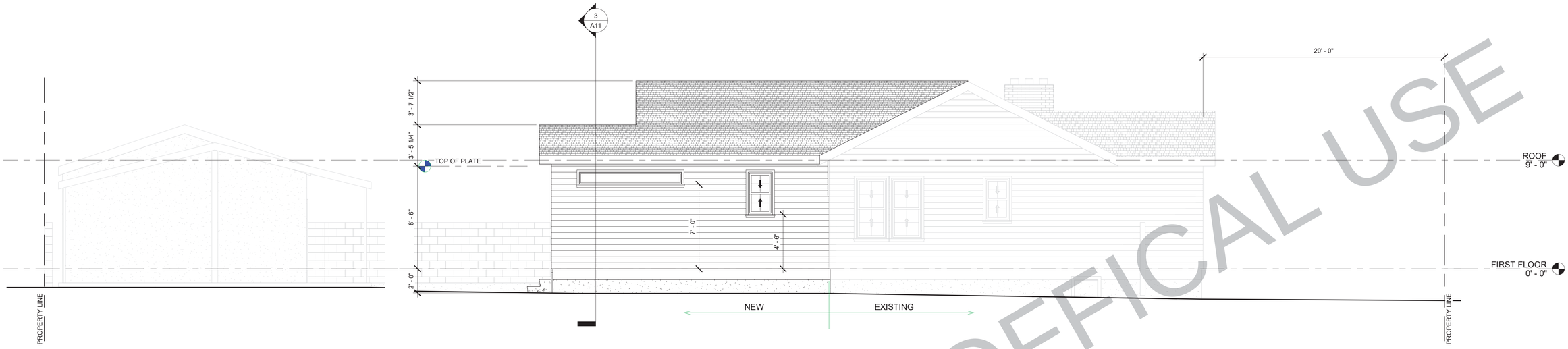
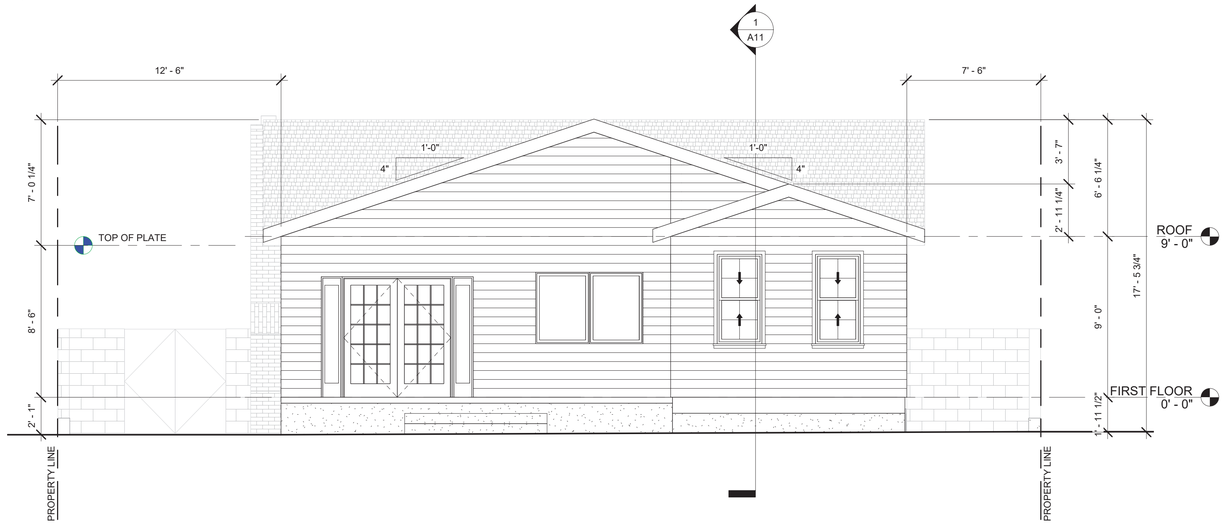


ANY ADDITION OR CHANGES MADE TO THE APPROVED EXTERIOR ELEVATION DESIGN EITHER ON THE DRAWINGS OR DURING CONSTRUCTION WILL REQUIRE PLANNING DIVISION AND BUILDING DIVISION REVIEW AND APPROVAL AND MAY RESULT IN A DELAY OF THE PROJECT OR THE REMOVAL OF NON-APPROVED WORK.

2 PROPOSED WEST ELEVATION

scale: 1/4" = 1'-0"



1 PROPOSED NORTH ELEVATION

scale: 1/4" = 1'-0"

ARCHITECT OR ENGINEERS STAMP IF APPLICABLE

ARCHITECT:
ENGINEER:
ADDRESS:
CITY:
PHONE:

SINGLE FAMILY RESIDENCE

Issue Date
Project Status

A10
sheet no.

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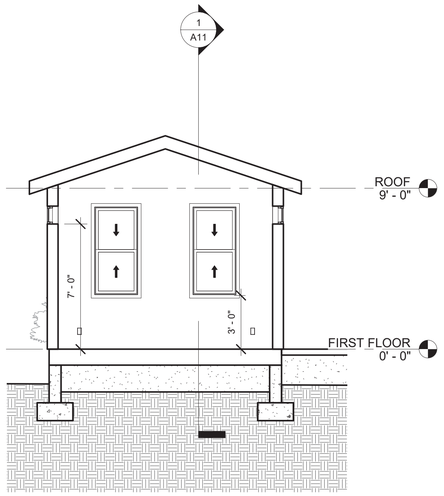
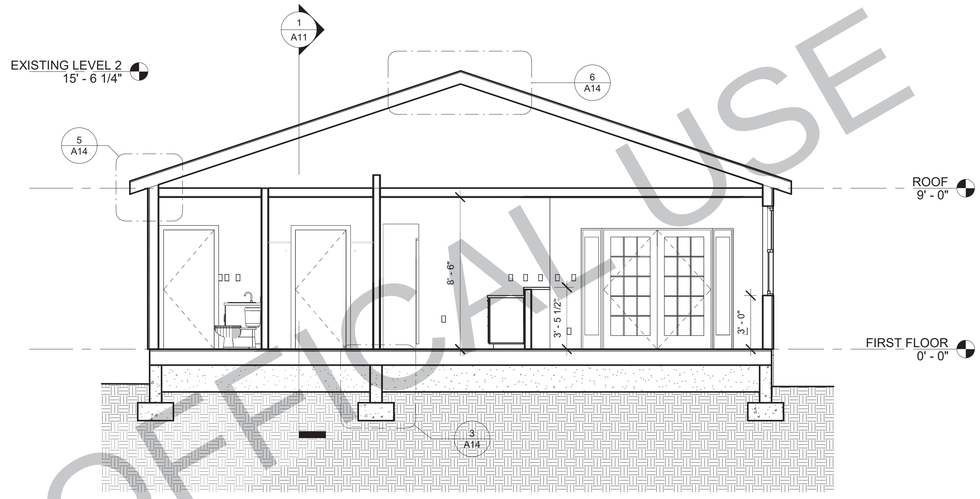


3 PARTIAL BUILDING SECTION
scale: 1/4" = 1'-0"



2 CROSS SECTION
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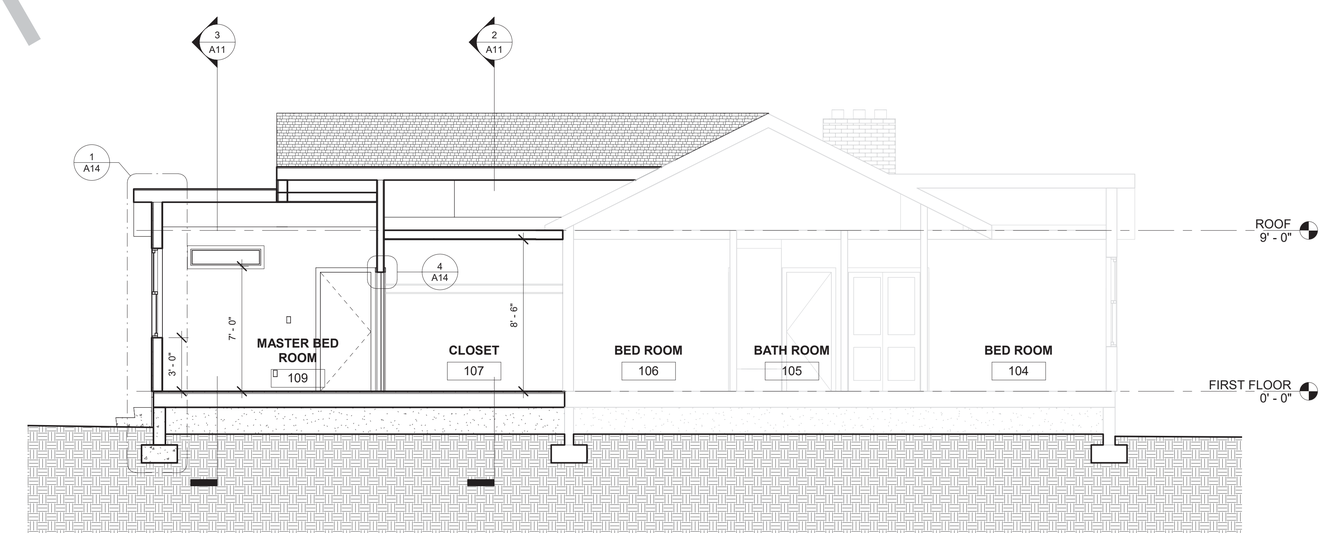

1 BUILDING SECTION
scale: 1/4" = 1'-0"

ARCHITECT OR ENGINEERS STAMP IF APPLICABLE

ARCHITECT:
ENGINEER:
ADDRESS:
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SINGLE FAMILY RESIDENCE

Issue Date
Project Status

A11
sheet no.

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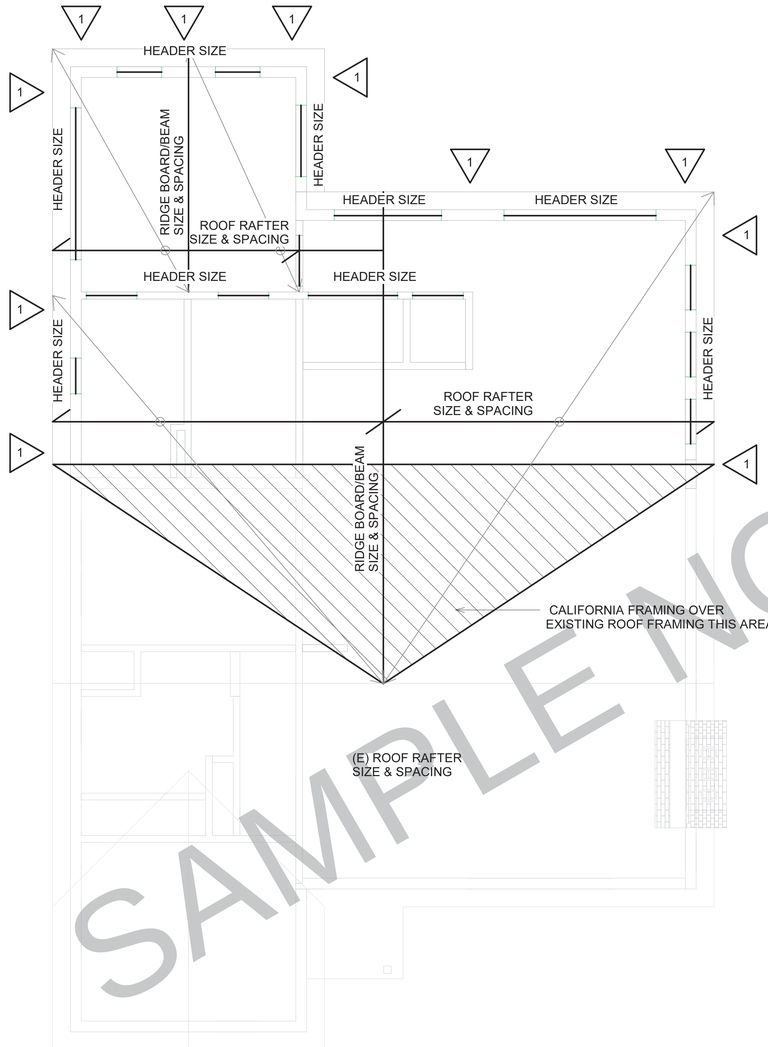
ROOF FRAMING NOTES

1. ROOF SHEATHING AND NAILING PER LARUCP WOOD FRAME PRESCRIPTIVE PROVISIONS FOR ONE-STORY RESIDENTIAL WOOD CONSTRUCTION SHEET

2. ROOF PITCH, ROOFING TYPE, IBCO NUMBER, AND ROOFING MATERIAL

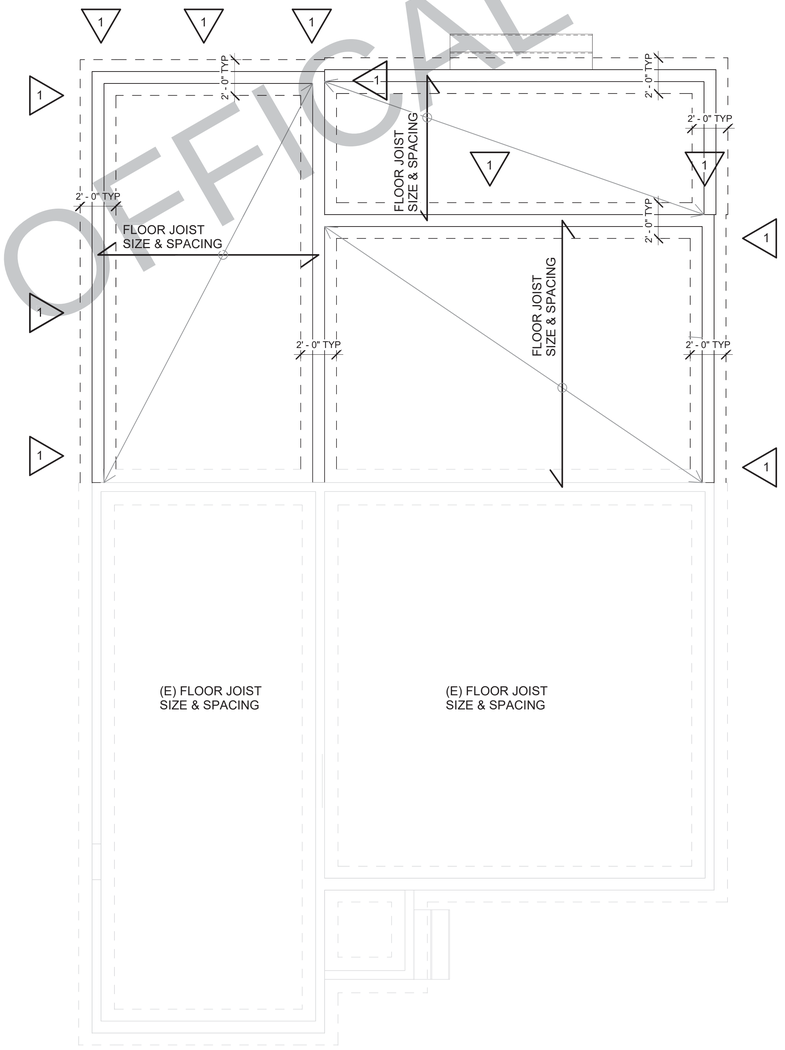


2 ROOF FRAMING
scale: 1/4" = 1'-0"

SHEAR WALL SCHEDULE

1	PLYWOOD	NAIL	END SPACING	BOLTS
	SHEAR WALL PER TYPE V	NAIL SIZE	NAIL SPACING	ANCHOR BOLT SIZE & SPACING

NOTE:
PROVIDE APPRPRIATE NOTES FROM LARUCP WOOD FRAME PRESCRIPTIVE PROVISIONS FOR ONE-STORY RESIDENTIAL WOOD CONSTRUCTION SHEET



1 PROPOSED FLOOR PLAN
scale: 1/4" = 1'-0"

ARCHITECT OR ENGINEERS STAMP IF APPLICABLE

ARCHITECT:
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PHONE:

SINGLE FAMILY RESIDENCE

Issue Date
Project Status

A12
sheet no.

10/8/2018 7:31:00 PM

ELECTRICAL NOTES per 2016 California Electrical Code

A. PANEL LOCATIONS
Panels shall not be located in the vicinity of easily ignitable material, such as clothes closets, or in bathrooms [CEC 240-24(D)].

B. NON-METTALIC SHEATHED CABLE [CEC 334]
Non-metallic sheathed cable shall be:
1. Protected by rigid metal conduit, intermediate metal conduit, electrical metallic tubing, schedule 80 PVC conduit, pipe, or other means when cable is exposed or subject to physical damage. [CEC 334.15(B)]
2. Protected by a 1/16-inch steel plate or sleeve or be not less than 1-1/4 inch from the nearest edge of the framing member, when installed through framing members. Steel plates or sleeves are required on all double shear walls when cable is installed either through or parallel to framing members [CEC 334.17].
3. Protected by guard strips within 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.
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. [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)(1)] ;
   - No more than 48 in. oc. [CEC 210.52 (C)(1)];
   - Maximum 24 in. from the end of the counter [CEC 210.52 (C)(1)];
   - Maximum 20 in. above counter surface [CEC 210.52) (C)(5)];
   - On island counter spaces (one receptacle min.) not more than 12 in. below counter surface [CEC 210.52 (C)(5) Exception]. An island with less than 12" behind a range top of sink is considered as dividing the countertop into two separate spaces [CEC 210.52(C)(2)].
   - On peninsular counter spaces (one receptacle min.) not more than 12 in. below counter surface [CEC 210.52 (C)(5) Exception];
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. Receptacles shall be accessible at grade level and not more than 6-1/2 ft. above grade [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 family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways or similar rooms or areas shall be protected by combination-type Arc-Fault Circuit Interrupters (AFCI), including switched outlets [CEC 210.12(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)].

D. LIGHTING [CEC 210.70]
1. Switched lighting shall be installed in:
   - All habitable rooms, Bathrooms, Hallways, and Stairways at each level,
   - Garages,
   - At all outdoor entrances and exits,
   - In all attics, under 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
In bathrooms containing tubs or showers, a fan capable of exhausting 50 cfm shall be installed [Energy Standards 150(o)].

F. SMOKE ALARMS
In new construction, smoke alarms shall 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].

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

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

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

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

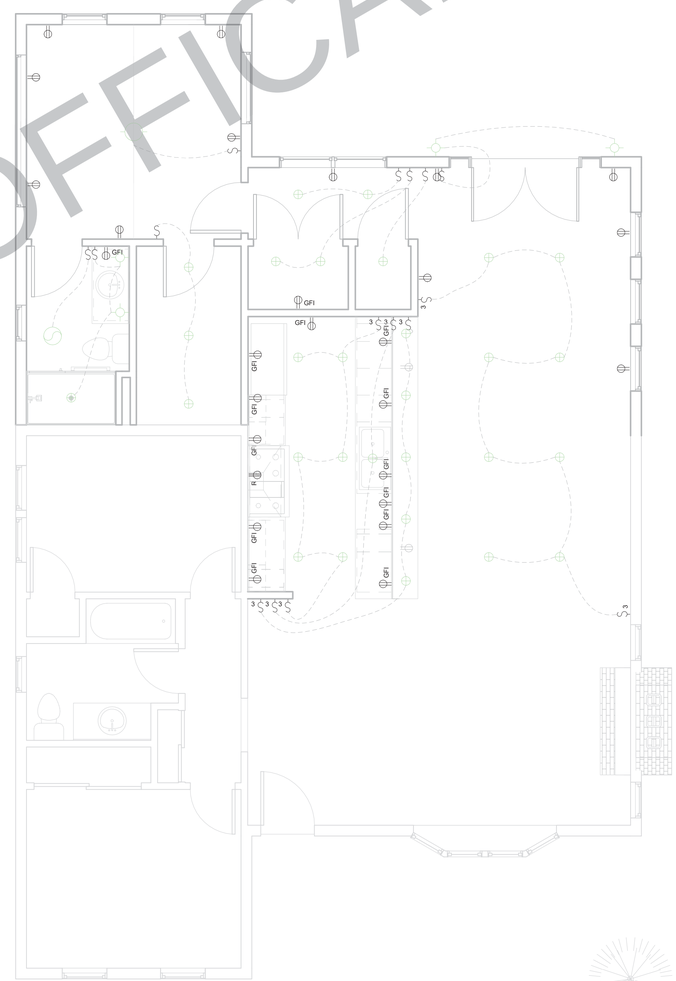
TITLE 24 RESIDENTIAL LIGHTING STANDARDS
Permanently installed luminaires that have plug-in or hardwired connections for electric power must comply with the mandatory energy requirements summarized below:

ROOM	% HIGH EFFICACY 1, 2 OPTIONS	
KITCHEN	100%3	
CABINET LIGHTING	100%	Under-cabinet lighting shall be switched separately from other lighting.
BATHROOM	100%	Vacancy Sensor4
GARAGE	100%	Vacancy Sensor4
LAUNDRY ROOMS	100%	Vacancy Sensor4
UTILITY ROOMS	100%	Vacancy Sensor4
CLOSETS > 70 SF	100%	Vacancy Sensor4
ALL OTHER ROOMS5	100%	Vacancy Sensor4 or Dimmer
EXTERIOR6	100%	Controlled by manual on/off switch and one of the following: motion sensor, photo control and automatic time switch control, astronomical time clock, or 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.

DUPLEX OUTLET
GFCI DUPLEX OUTLET
RANGE OUTLET
SINGLE OUTLET
TRIPLEX OUTLET
ONE WAY SWITCH
TWO WAY SWITCH
THREE WAY SWITCH
DIMMER SWITCH
CEILING FIXTURE
RECESSED J8 LIGHT
WALL FIXTURE
EXHAUST FAN

ELECTRICAL LEGEND
scale: 1/4" = 1'-0"



1 PROPOSED FLOOR PLAN
scale: 1/4" = 1'-0"

ARCHITECT OR ENGINEERS STAMP IF APPLICABLE

ARCHITECT:
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ADDRESS:
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SINGLE FAMILY RESIDENCE

Issue Date
Project Status

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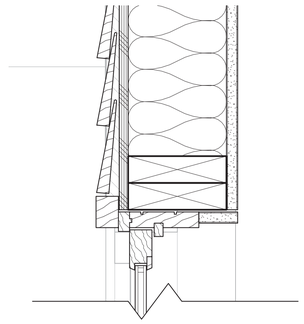
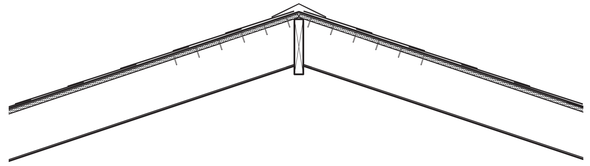
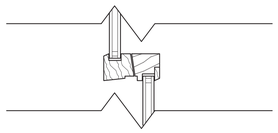


10 WINDOW HEAD/JAMB
scale: 3" = 1'-0"



6 RIDGE DETAIL
scale: 1" = 1'-0"



9 WINDOW MEETING SECTION
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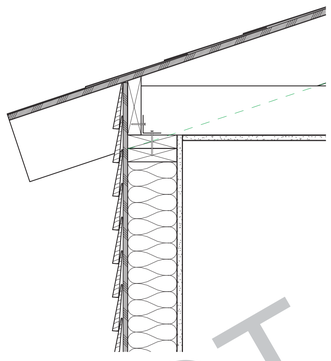

5 EAVE DETAIL
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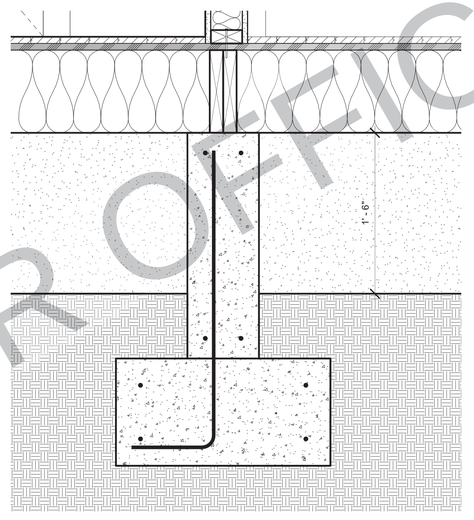

3 Section - Callout 5
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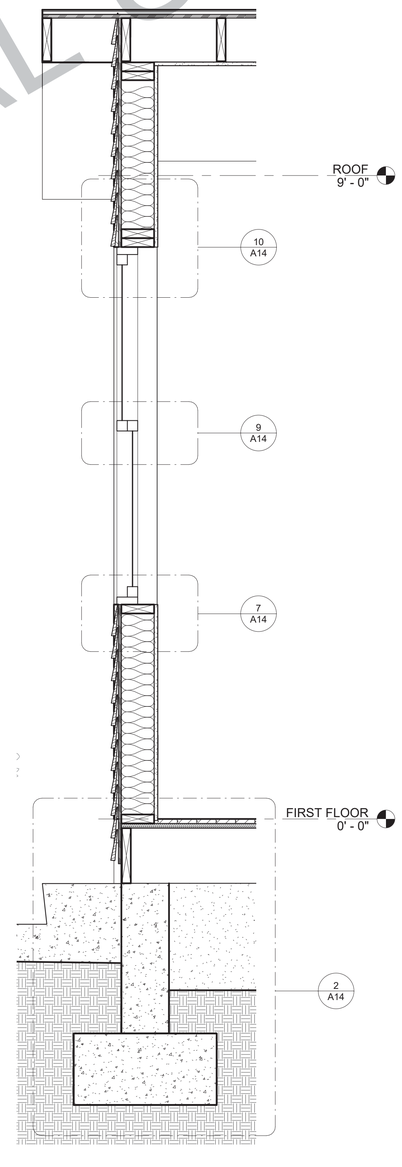

1 WALL SECTION
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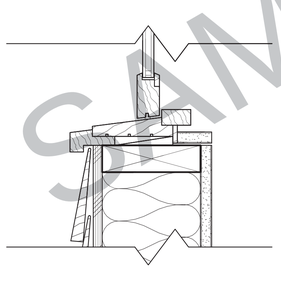

7 WINDOW SILL
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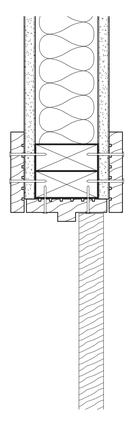

4 DOOR HEAD/JAMB
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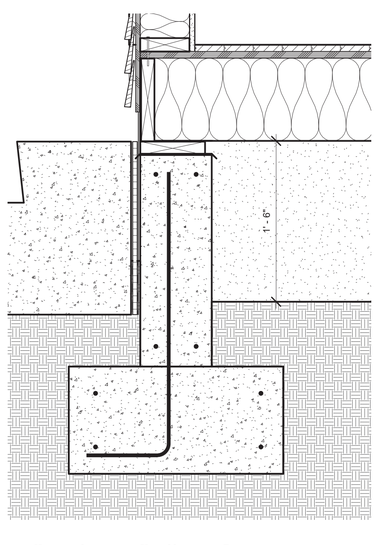

2 Section - Callout 6
scale: 1 1/2" = 1'-0"

ARCHITECT OR ENGINEERS STAMP IF APPLICABLE

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SINGLE FAMILY RESIDENCE

Issue Date
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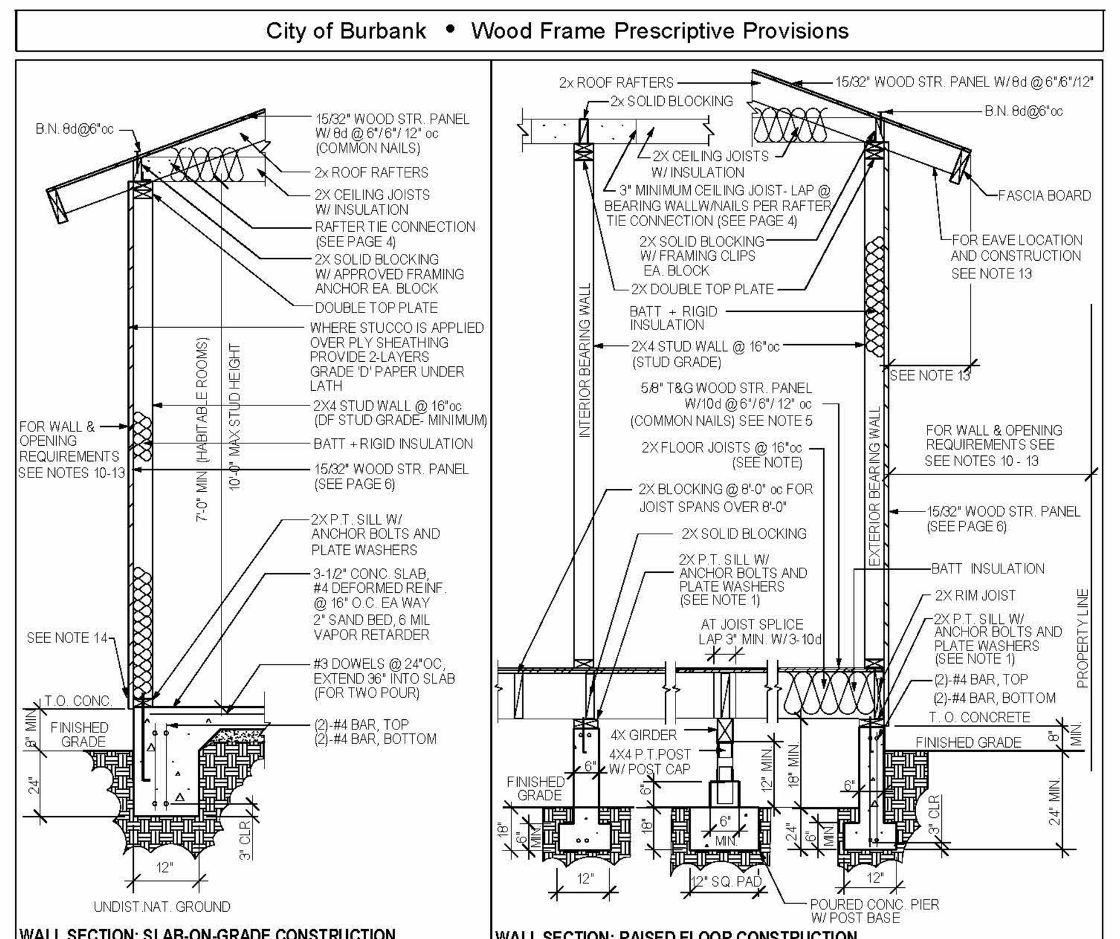
City of Burbank • Wood Frame Prescriptive Provisions



NOTES:

1. Anchor bolts 5/8" x 10" embedded 7" and spaced maximum 6' with 0.229" x 3" x 3"" plate washers, minimum 2 anchor bolts per piece, located not more than 12" or less than 7 bolt diameters from each end of the piece.
2. All foundation plates or sills and sleepers on a concrete or masonry slab, which is in direct contact with earth, and sills that rest on concrete or masonry foundations shall be preservative treated wood(AWPA U1) and field cut ends, notches, and drilled holes shall be field treated in accordance with AWPA M4. Fasteners (other than anchor bolts) in preservative treated wood or fire retardant treated wood shall be of hot dipped zinc coated galvanized steel or stainless steel.
3. Minimum concrete strength 2,500-psi.
4. Bearing walls and braced wall panels require continuous footings.
5. Where 23/32" thick T&G plywood is provided, 24" joist spacing may be used.
6. Where interior walls are shear walls, wall framing and sheathing shall extend to the roof sheathing. (See Page 6)
7. Footings on or adjacent to slopes shall meet the requirements of R403.1.7.
8. Walls separating units in townhouses shall be fire-resistance rated per R302.2 and provided with a parapet in accordance with R302.2.2. Walls separating two-family dwellings shall be fire-resistance rated per R302.3.
9. New construction located in the Very High Fire Hazard Severity Zone (VHFHSZ) must also incorporate the requirements of R337 into the design.
10. Exterior walls of dwellings and accessory structures closer than 5-ft. (non-sprinklered) / 3-ft. (sprinklered) to the property line shall be 1-hr fire-resistance rated construction.
11. No openings other than approved foundation vents shall be permitted in the exterior walls of dwellings and accessory buildings where the exterior wall is less than 3-ft. to the property line.
12. The area of exterior wall openings of non-sprinklered dwellings and accessory buildings located ≥ 3-ft. and < 5-ft. to the property line shall be limited to 25% of the wall area. Exterior wall openings are unlimited when exterior walls are located ≥ 5-ft. for non-sprinklered buildings and ≥ 3-ft. for sprinklered buildings.
13. Where gable or eave vents occur, eaves shall be of 1-hr fire-resistive construction on the underside when located between 2-ft. and 5-ft. from the property line for non-sprinklered buildings and between 2-ft. and 3-ft. from the property line for sprinklered buildings. Detached garages within 2-ft of a property line may have a maximum 4-inch eave, provided the eave does not extend over the property line and is allowed by the Zoning Code.
14. Exterior plaster (stucco) walls shall be provided with a corrosion resistant weep screed complying with R703.7.2.1
15. Insulation shall meet the prescriptive requirements of 2019 California Energy Code, Table 150.1-A.

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ALLOWABLE SPANS FOR DF #2 ROOF RAFTERS (DF - LARCH) Light Dead Load: up to 10 psf (Total including roof) Max. Roofing Load: 6 psf (Asphalt Shingles) Live Load: 20 psf L/ Δ = 240 (T-R802.4.1(2))			ALLOWABLE SPANS FOR DF #2 CEILING JOISTS (DF - LARCH) Dead Load: 10 psf Live Load : 20 psf L/ Δ = 240 (T-R802.5.1)			ALLOWABLE SPANS FOR DF #2 FLOOR JOISTS (DF - LARCH) Light Dead Load : 10 psf Live Load : 40 psf L/ Δ = 360 (T-R502.3.1(2))		
RAFTER SIZE	SPACING	ALLOWABLE SPAN	JOIST SIZE	SPACING	ALLOWABLE SPAN	JOIST SIZE	SPACING	ALLOWABLE SPAN
2 X 6	24" 16" 12"	10' - 4" 12' - 7" 14' - 7"	2 X 4	24" 16" 12"	7' - 3" 8' - 11" 9' - 10"	2 X 6	24" 16" 12"	8' - 3" 9' - 9" 10' - 9"
2 X 8	24" 16" 12"	13' - 0" 16' - 0" 18' - 5"	2 X 6	24" 16" 12"	10' - 8" 13' - 0" 15' - 0"	2 X 8	24" 16" 12"	10' - 5" 12' - 9" 14' - 2"
2 X 10	24" 16" 12"	15' - 11" 19' - 6" 22 - 6"	2 X 8	24" 16" 12"	13' - 6" 16' - 6" 19' - 1"	2 X 10	24" 16" 12"	12' - 9" 15' - 7" 18' - 0"
2 X 12	24" 16" 12"	18' - 6" 22' - 7" 26' - 0"	2 X 10	24" 16" 12"	16' - 5" 20' - 2" 23' - 3"	2 X 12	24" 16" 12"	14' - 9" 18' - 1" 20' - 11"

ALLOWABLE SPANS FOR DF #2 HEADERS FOR EXTERIOR BEARING WALLS
Max. Roof and Ceiling Dead Load: 25 psf
Max. Live Load: 20 psf (T-R602.7(1))

SIZE	24-ft. Building Width	NJ
2-2 X 6	3'-2"	1
2-2 X 8	4'-0"	1
2-2 X 10	4'-9"	2
2-2 X 12	5'-7"	2
3-2 X 8	5'-0"	1
3-2 X 10	6'-0"	1
3-2 X 12	7'-0"	2

a. Building width is perpendicular to ridge measured to exterior wall.
b. NJ - Number of Jack Studs required to support each end of header.

ALLOWABLE SPANS FOR DF #2 HEADERS FOR INTERIOR BEARING WALLS
Max. Roof and Ceiling Dead Load: 25 psf
Max. Live Load: 20 psf (T-R602.7(1))

SIZE	24-ft. Building Width	NJ
2-2 X 6	3'-0"	1
2-2 X 8	3'-8"	1
2-2 X 10	4'-6"	2
2-2 X 12	5'-3"	2
3-2 X 8	4'-9"	1
3-2 X 10	5'-7"	1
3-2 X 12	6'-7"	2

a. Building width is perpendicular to ridge measured to exterior wall.
b. NJ - Number of Jack Studs required to support each end of header.

ALLOWABLE SPANS FOR DF #2 FLOOR GIRDERS SUPPORTING ONE FLOOR ONLY
Max. Floor Dead Load: 15 psf [1,2] (T-R602.7(1))

SIZE	24-ft Building Width
2-2X6	3'-0"
2-2X8	3'-8"
2-2X10	4'-6"
2-2X12	5'-3"
3-2X8	4'-9"
3-2X10	5'-7"
3-2X12	6'-7"

1. Building width is perpendicular to ri[illegible]ured to exterior walls.
2. Minimum 4x post.

RAFTER TIE [illegible] ROOF LIVE LOAD [illegible] [Table [illegible]2.5.2]
Minimum [illegible] of 16d commo[illegible]ils [illegible]after tie connection

Rafter Slope	Tie Sp[illegible] (in)	Roo[illegible]an (ft.) 12	[illegible]
[illegible]	16	[illegible]	8
	24	7	11
4 : 12	16	4	6
	24	5	8
5 : 12	[illegible]6	[illegible]	5
	[illegible]4	[illegible]	7

1. When nails are c[illegible]ed, nailing shall be permitted to be reduced 25 percent.

General Notes:

- If spans exceed dimensions i[illegible]n tables, engineered d[illegible]s and c[illegible] will be requi[illegible]
- Spans listed in above tables a[illegible]d upon Californi[illegible]ntial Code (C[illegible]bles for additional information
- With headers and girders, single[illegible]g membe[illegible]ay be used, if sectional [illegible] shown to be the same or greater than double framing
- [illegible]ber sizes listed in tables, ref[illegible]S - 2015: National Design Specifications (NDS) for Wood Construction - with 2015 NDS Supplement

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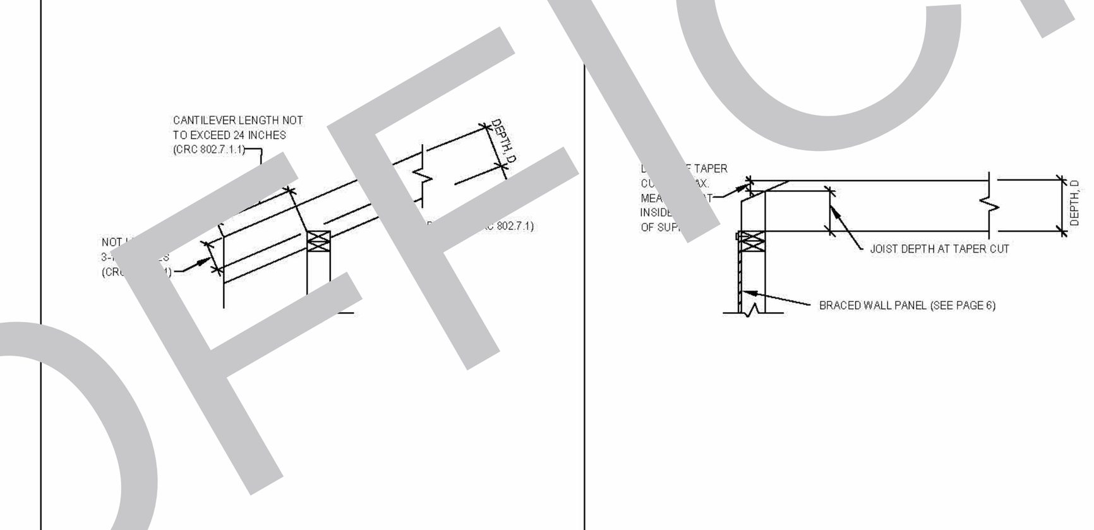
ALLOWABLE SPANS AND LOADS FOR WOOD STRUCTURAL PANEL SHEATHING AND SINGLE-FLOOR GRADES CONTINUOUS OVER TWO OR MORE SPANS WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS NOTE: APPLIES TO PANELS 24" OR WIDER (TABLE R503.2.1(1))

SHEATHING GRADES		ROOF				FLOOR
PANEL SPAN RATING Roof/ Floor Span	MINIMUM PANEL THICKNESS (INCHES)	MAXIMUM SPAN (INCHES) EDGE SUPPORT	MAXIMUM SPAN (INCHES) NO EDGE SUPPORT	LOADS (PSF) TOTAL LOAD	LOADS (PSF) LIVE LOAD	MAX. SPAN (INCHES) Panel edges with tongue and groove joints or with blocking
24/ 0	3/ 8	24	20	40	30	
24/ 16	7/ 16	24	24	50	40	16
32/ 16	15/ 32, 1/ 2	32	28	[illegible]	30	16
40/ 20	19/ 32, 5/ 8	40	32	[illegible]	30	20
48/ 24	23/ 32, 3/ 4	48	36	45	35	24



RAFTER N[illegible]H (FIGURE R802.7.1.1)

CEILING JOIST TAPER CUT (FIGURE R802.7.1.2)

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FAS[illegible]RTIAL) SEE R602.3(1)) & BURBANK AMENDMENTS

TABLE R602.3(1) FASTENING SCHEDULE

Item	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER [a,b,c]	SPACING AND LOCATION
	Roof		
1	Blocking betwe[illegible]ling joists or rafters to top plate	4-8d box (2 1/2" x 0.113 ") or 3-8d common (2 1/ 2"x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail
2	[illegible]g joists to top plate	4-8d box (2 1/2"x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Per joist, toe nail
3	Ceiling joist not attached to parallel rafter, laps over partitions (see Section R802.5.2 and Table R802.5.2)	4-10d box (3"x 0.128"); or 3-16d common (3 1/2" x 0.162"); or 4-3" x 0.131" nails	Face nail
4	Ceiling joist attached to parallel rafter (heel joint) (see Section R802.5.2 and Table R802.5.2)	Table R802.5.2	Face nail
5	Collar tie to rafter, face nail or 1 1/4" x 20 ga. ridge strap to rafter	4-10d box (3"x 0.128"); or 3-10d common (3" x 0.148"); or 4-3" x 0.131" nails	Face nail each rafter
6	Rafter or roof truss to plate	3-16d box nails (3 1/2" x 0.135"); or 3-10d common nails (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	2 toe nails on one side and 1 toe nail on opposite side of each rafter or truss [i]
7	Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam	4-16d (3 1/2"x 0.135"); or 3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toe nail
		3-16d box 3 1/2 " x 0.135"); or 2-16d common (3 1/2 " x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail
	Wall		
8	Stud to stud (not at braced wall panels)	16d common (3 1/2" x 0.162")	24" o.c. face nail
		10d box (3" x 0.128"); or 3" x 0.131" nails	16" o.c. face nail
9	Stud to stud and abutting studs at intersecting wall coners (at braced wall panels)	16d box (3 1/2" x 0.135"); or 3" x 0.131" nails	12" o.c. face nail
		16d common (3 1/2" x 0.162")	16" o.c. face nail
10	Built-up header (2" to 2" header with 1/2" spacer)	16d common (3 1/2" x 0.162")	16" o.c. each edge face nail
		16d box (3 1/2" x 0.135")	12" o.c. each edge face nail
11	Continuous header to stud	5-8d box (2 1/2" x 0.113"); or 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128")	Toe nail
12	Top plate to top plate	16d common (3 1/2" x 0.162")	16" o.c. face nail
		10d box (3" x 0.128"); or 3" x 0.131" nails	12" o.c. face nail
13	Double top plate splice	8-16d common (3 1/2" x 0.162"); or 12-16d box (3 1/2" x 0.135"); or 12-10d box (3" x 0.128"); or 12-3" x 0.131" nails	Face nail on each side of end joint (minimum 24 "lap splice length each side of end joint)
14	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3 1/2" x 0.162")	16" o.c. face nail
		16d box (3 1/2" x 0.135"); or 3" x 0.131" nails	12" o.c. face nail
15	Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 4-3" x 0.131" nails	3 each 16" o.c. face nail 2 each 16" o.c. face nail 4 each 16" o.c. face nail
16	Top or bottom plate to stud	4-8d box (2 1/2" x 0.113"); or 3-16d box (3 1/2" x 0.135"); or 4-8d common (2 1/2" x 0.131"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	Toe nail
		3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	End nail
17	Top plates, laps at corners and intersections	3-10d box (3" x 0.128"); or 2-16d common (3 1/2" x 0.162"); or 3-3" x 0.131" nails	Face nail
18	1" brace to each stud and plate	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples 1 3/4"	Face nail
19[k]	1" x 6" sheathing to each bearing	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 3/4" long	Face nail
20[k]	1" x 8" and wider sheathing to each bearing	3-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3 staples, 1" crown, 16ga., 1 3/4" long Wider than 1" x 8" 4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 4 staples, 1" crown, 16 ga., 1 3/4" long	Face nail

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FASTENING SCHEDULE (PARTIAL) SEE R602.3(1)) & BURBANK AMENDMENTS

Item	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER [a,b,c]	SPACING AND LOCATION	
	Floor			
21	Joist to sill, top plate or girder	4-8d box (2 1/2" x 0.113"); or 3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Toe nail	
22	Rim joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2 1/2" x 0.113")	4" o.c. toe nail	
		8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails	6" o.c. toe nail	
23[k]	1" x 6" subfloor or less to each joist	3-8d box (2 1/2" x 0.113"); or 2-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 2 staples, 1" crown, 16 ga., 1 3/4" long	Face nail	
24	2" subfloor to joist or girder	3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162")	Blind and face nail	
25	2" planks (plank & beam-floor & roof)	3-16d box (3 1/2" x 0.135"); or 2-16d common (3 1/2" x 0.162")	At each bearing, face nail	
26	Band or rim joist to joist	3-16d common (3 1/2" x 0.162") 4-10 box (3" x 0.128"), or 4-3" x 0.131" nails; or 4-3" x 14 ga. staples, 7/16" crown	End nail	
27	Built-up girders and beams, 2-inch lumber layers	20d common (4" x 0.192"); or	Nail each layer as follows: 32"	
		10d box (3" x 0.128"); or 3" x 0.131" nails	24" o.c. face nail at top and bottom staggered on opposite	
		And: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails	Face nail at ends and at each splice	
28	Ledger strip supporting joists or rafters	4-16d box (3 1/2" x 0.135"); or 3-16d common (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails	At each joist or rafter, face nail	
29	Bridging or blocking to joist	2-10d box (3" x 0.128"), or 2-8d common (2 1/2" x 0.131"; or 2-3" x 0.131") nails	Each end, toe nail	
Item	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER [a,b,c]	SPACING AND LOCATION Edges (inches)[h]	Intermediate supports[c,e] (inches)
	Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing [see Table R602.3(3) for wood structural			
30	3/8" - 1/2"	6d common (2" x 0.113") nail (subfloor, wall)[l] 8d common (2 1/2" x 0.131") nail (roof); or RSRS-01 (2 3/8" x 0.113") nail (roof)	6	12[f]
31	19/32" - 1"	8d common nail (2 1/2" x 0.131"); or RSRS-01; (2 3/8" x 0.113") nail (roof)	[illegible]	12[f]
32	1 1/8" - 1 1/4"	10d common (3" x 0.148") nail; or 8d (2 1/2" x 0.131") deformed nail	[illegible]	[illegible]
	Other wall sheathing[g]			
33[k]	1/2" structural cellulosic fiberboard sheathing	1 1/2" galva[illegible]nail, 7/16" head diameter, or [illegible] staple with 7/16" or 1" cr[illegible]	3	6
34[k]	25/32" structural cellulosic fiberboard sheathing	1 3/4" galvan[illegible]ofing n[illegible]head diameter, or [illegible] long 16 ga[illegible]ith 7/16" or 1" cr[illegible]	3	6
35[k]	1/2" gypsum sheathing[d]	1 1/2" galvaniz[illegible]ofing nail; staple galvanized, 1 1[illegible]g; 1 1/4" screw[illegible] W or S	7	[illegible]
36[k]	5/8" gypsum sheathing[d]	1 3/4" galvanize[illegible]ing n[illegible] galvanized, 1 5/[illegible]rews, Type W orS	[illegible]	7
	Wood s[illegible]ural panels, combination subfloor underlayment [illegible]ming			
37	3/4" and less	[illegible] deformed (2" x [illegible]") nail; or [illegible]mon (2 1/2[illegible]31") nail	6	12
38	7/8" - 1"	[illegible]on (2 1/2[illegible]331") nail; or 8d [illegible]d (2 1/2[illegible]20") nail	6	12
39	1 1/8" - 1 1/4"	10d [illegible]n (3" x [illegible]) nail; or 8d d[illegible]ed (2 1/2[illegible]0.120") nail	6	12

a. Nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used fo[illegible]g and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.192 inch (20d common nail), 90 ksi for sh[illegible]meters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.
b. Staples are 16 gage wire and have a minimum 7/16-inch on diamete[illegible]width.
c. Nails shall be spaced at not more than 6 inches on center at all supp[illegible] inches or greater.
d. Four-foot by 8-foot or 4-foot by 9-foot panels shall be applied vertically.
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).
f. For wood structural panel roof sheathing attached to gable end roof framing and to intermediate supports within 48 inches of roof edges and ridges, nails shall be spaced at 6 inches on center where the ultimate design wind speed is less than 130 mph and shall be spaced 4 inches on center where the ultimate design wind speed is 130 mph or greater but less than 140 mph.
g. Gypsum sheathing shall conform to ASTM C1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C208.
h. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
i. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.
l. RSRS-01 is a Roof Sheathing Ring Shank nail meeting the specifications in ASTM F1667.
k. Use of stapes in roof, floor, subfloor, & braced wall panels shall be prohibited in Seismic Design Categorpy D_0, D_1, or D_2

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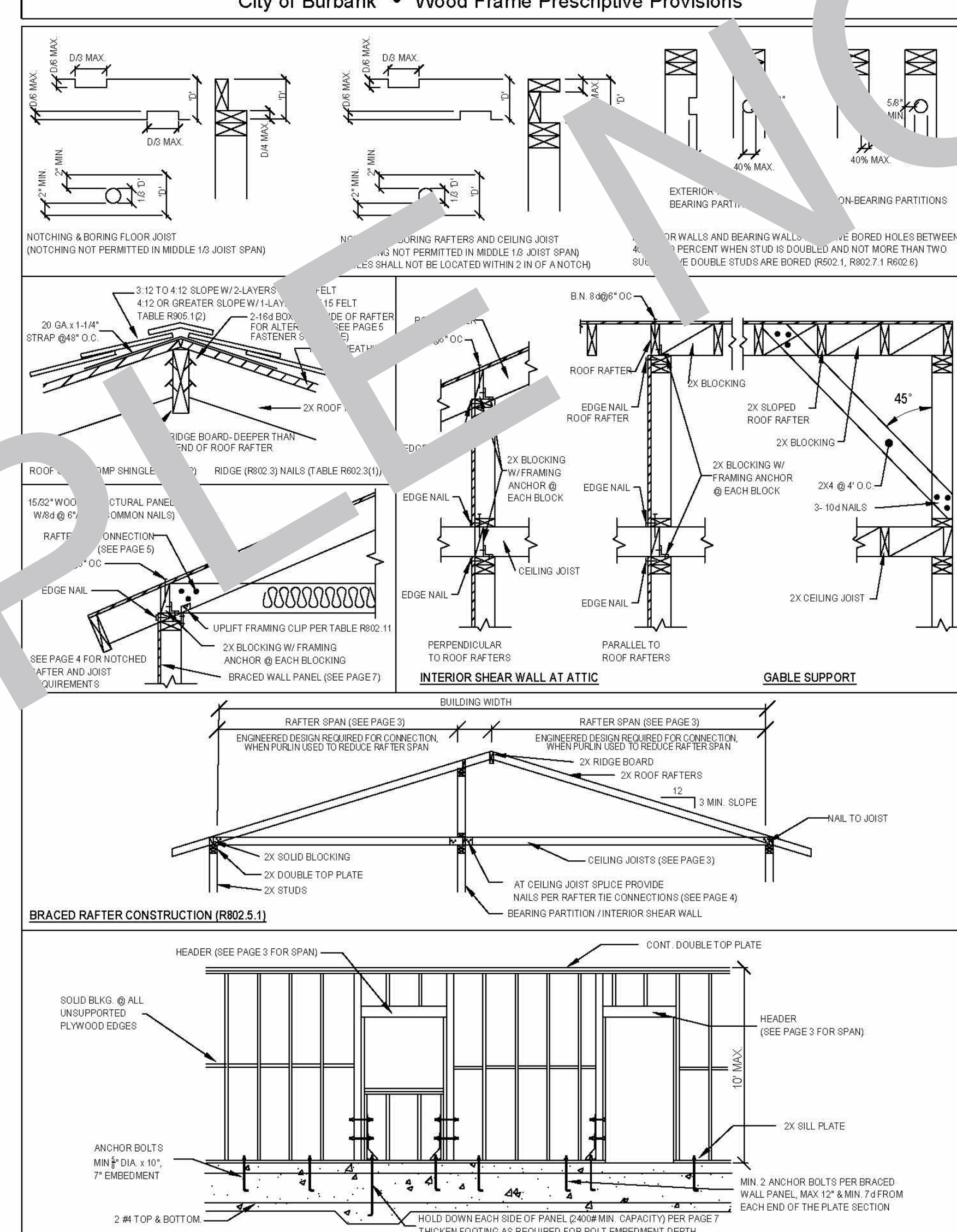

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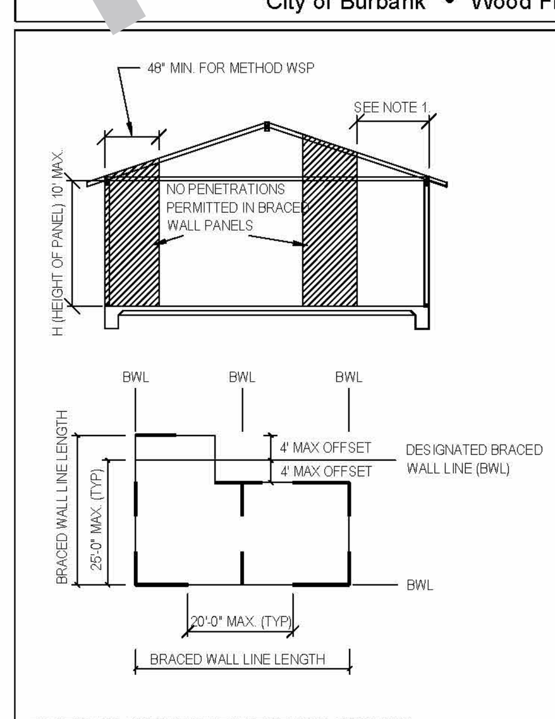
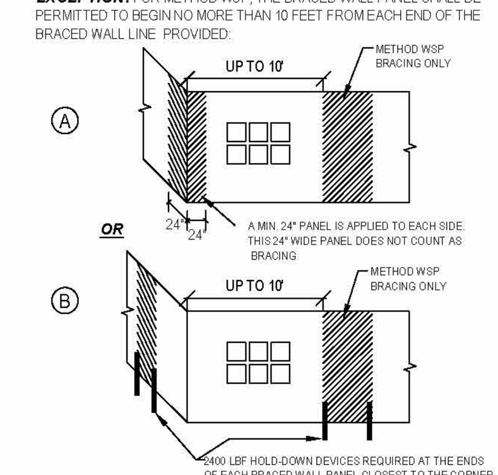


NOTES:

1. BRACED WALL LINES AT EXTERIOR WALLS SHALL HAVE A BRACED WALL PANEL LOCATED AT EACH END OF THE BRACED WALL LINE.
   EXCEPTION: FOR METHOD WSP, THE BRACED WALL PANEL SHALL BE PERMITTED TO BEGIN NO MORE THAN 10 FEET FROM EACH END OF THE BRACED WALL LINE PROVIDED:



2. MIXING BRACING METHODS WITHIN A BRACED WALL LINE IS NOT PERMITTED.
3. INTERIOR BRACED WALL PANEL SHALL BE LOCATED NOT MORE THAN 10-FT FROM THE END OF A BRACED WALL LINE AS DEMONSTRATED IN FIGURE R602.10.2.2 OF THE CRC.
4. HOLD-DOWN DEVICE SHALL BE APPROVED BY CURRENT EVALUATION SERVICE REPORT (ESR) OR A NATIONALLY RECOGNIZED AGENCY REPORT W/ 25% CAPACITY REDUCTION. (2400#)

BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY

Roof/ Ceiling Dead Load = 15-psf; Wall Height = 10-ft; Floor Dead Load = 10-psf; Braced Wall Line Spacing ≤ 25-ft.			Minimum Total Length of Braced Wall Panels Required Along each Braced Wall Line (ft.)	
Seismic Design Category (SDC)	Story Location	Braced Wall Line Length		Method WSP
SDC D_2		10		4
		20		5
		30		7.5
		40		10
		50		12.5

a. **Method WSP** : 15/32 inch minimum thickness wood structural panel with 8d common (2-1/2 inch x 0.131 inch) nails at 6 inch spacing along panel edges, 12 inch spacing at intermediate supports, and 3/8 inch distance to panel edge. 1/2 inch minimum gypsum wall board shall be installed on the side of the wall opposite the bracing material, except when the minimum total length of braced wall panel in the Table is multiplied by a factor of 1.5.
b. Multiply required braced wall panel lengths specified in the Table by 1.2 when combined Roof Ceiling Dead Load is between 15 psf and 25 psf.

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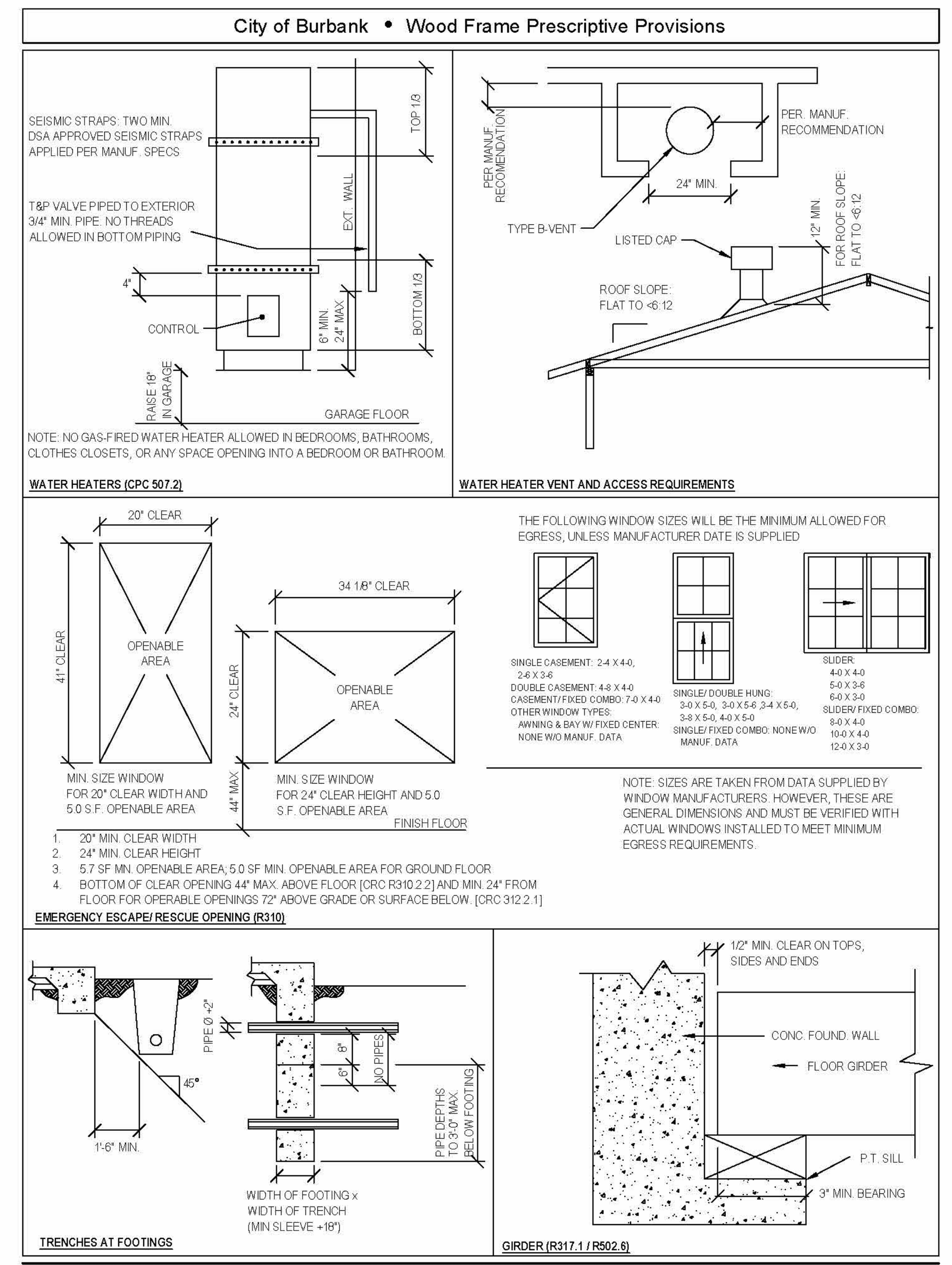

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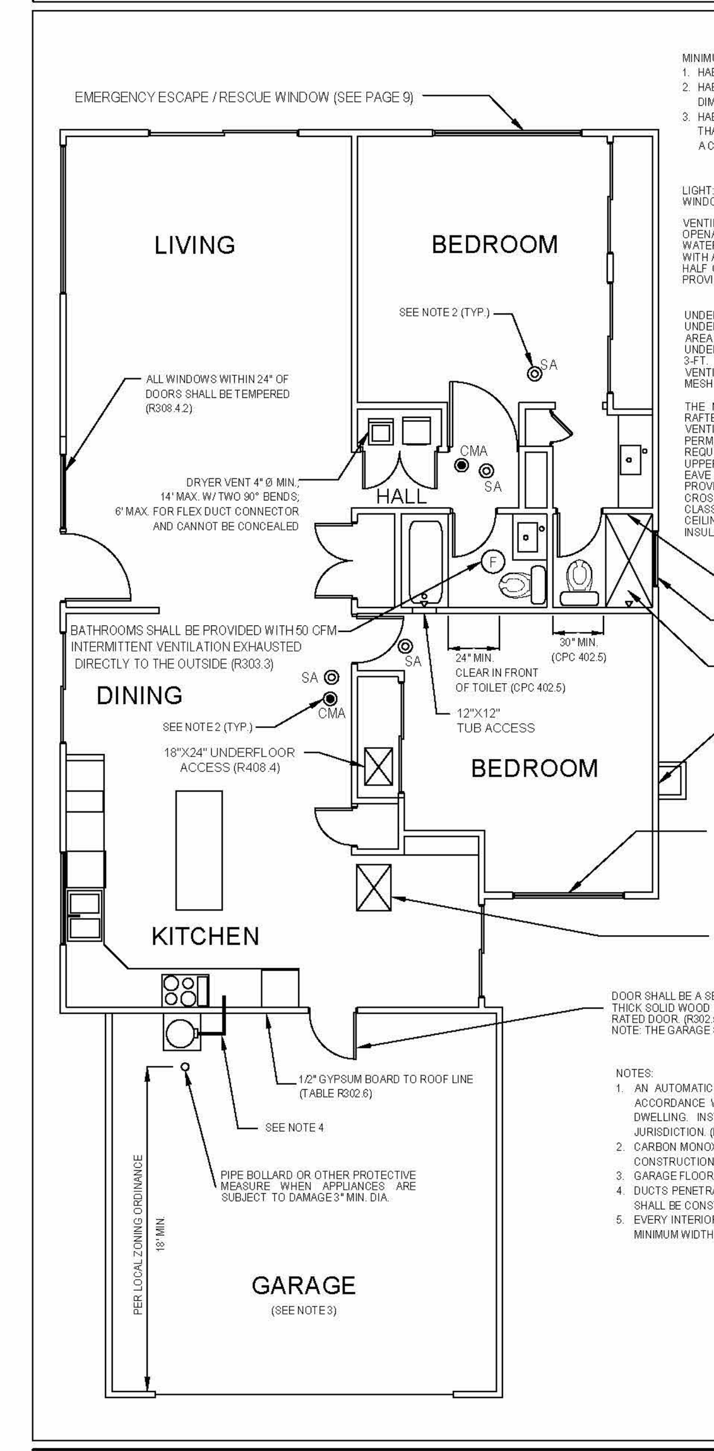
City of Burbank • Wood Frame Prescriptive Provisions



MINIMUM ROOM DIMENSIONS: (R304 & R305)

1. HABITABLE ROOMS SHALL HAVE A FLOOR AREA OF NOT LESS THAN 70 SF.
2. HABITABLE ROOMS SHALL NOT BE LESS THAN 7 FT. IN ANY HORIZONTAL DIMENSION.
3. HABITABLE SPACE AND HALLWAYS SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7 FT. BATHROOMS, TOILET ROOMS, AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6' - 8".

LIGHT: (R303) ALL ROOMS REQUIRE NATURAL LIGHT BY MEANS OF EXTERIOR WINDOWS OR SKYLIGHTS MIN. 8% OF THE FLOOR AREA OF THE ROOM.

VENTILATION: (R303) ALL ROOMS REQUIRE NATURAL VENTILATION BY MEANS OF OPENABLE WINDOWS MIN. 4% OF THE FLOOR AREA OF THE ROOM. BATHROOMS, WATER CLOSET COMPARTMENTS AND SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQ. FT. ONE HALF OF WHICH MUST BE OPENABLE WHEN MECHANICAL VENTILATION IS NOT PROVIDED.

UNDER-FLOOR SPACES SHALL BE VENTILATED BY OPENINGS INTO THE UNDER-FLOOR SPACE EXTERIOR WALLS. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA. ONE VENTILATION OPENINGS SHALL BE LOCATED WITHIN 3-FT. OF EACH CORNER OF THE BUILDING AND PROVIDE CROSS VENTILATION. VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT MESH W/ LEAST DIMENSION NOT EXCEEDING 1/4".

THE NET FREE VENTILATING AREA OF ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT REDUCTION OF TOTAL THE AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3-FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR CLASS II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. A MINIMUM OF 1-INCH CLEARANCE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING.

GLAZING SHALL MEET THE FOLLOWING:
U-FACTOR = 0.30 MAX
SHGC = 0.23 MAX
GLAZING AREA LIMITS:
20% MAX OF TOTAL FLOOR AREA
5% MAX OF THAT CAN BE WEST FACING
OTHERWISE PROVIDE ENERGY ANALYSIS

NOTES:

1. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D FOR A NEW ONE- AND TWO-FAMILY DWELLING. INSTALL IN ADDITIONS AND ALTERATIONS AS REQUIRED BY THE LOCAL JURISDICTION. (R313)
2. CARBON MONOXIDE ALARMS (CMA) AND SMOKE ALARMS (SA) ARE REQUIRED FOR ALL NEW CONSTRUCTION, ALTERATIONS, REPAIRS OR ADDITIONS (R314)
3. GARAGE FLOOR SURFACE SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL. (R309)
4. DUCTS PENETRATING WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. 26 GAGE SHEET STEEL OR APPROVED MATERIAL (R302.5)
5. EVERY INTERIOR DOOR IN A DOORWAY THROUGH WHICH OCCUPANTS PASS SHALL HAVE A MINIMUM WIDTH OF 32"

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1 WFPP DETAILS
12" = 1'-0"

ARCHITECT OR ENGINEERS STAMP IF APPLICABLE

ARCHITECT:__________
ENGINEER:__________
ADDRESS:__________
CITY:__________
PHONE:__________

SINGLE FAMILY RESIDENCE

Issue Date
Project Status

A15
sheet no.

10/8/2018 7:31:01 PM

GENERAL INFORMATION

01	Project Name	Ex: Example			
02	Calculation Description	Title 24 Analysis			
03	Project Location	1225 Jones St			
04	City	Los Altos	05	Standards Version	Compliance 2015
06	Zip Code	94024	07	Compliance Manager Version	BEMCmpMgr 2013.4 (744)
08	Climate Zone	CZ4	09	Software Version	CBECC-Res 2013.4 (744)
10	Building Type	Single Family	11	Front Orientation (deg/Cardinal)	220
12	Project Scope	Addition and/or Alteration	13	Number of Dwelling Units	1
14	Total Cond. Floor Area (ft²)	3300	15	Number of Zones	2
16	Slab Area (ft²)	296	17	Number of Stories	1
18	Addition Cond. Floor Area	172	19	Natural Gas Available	Yes
20	Addition Slab Area (ft²)	0	21	Glazing Percentage (%)	10.0%

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building DOES NOT require HERS Verification
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY

04	05	06	07	08
Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	40.95	40.41	0.54	1.3%
Space Cooling	46.94	46.36	0.58	1.2%
IAQ Ventilation	0.00	0.00	0.00	0.0%
Water Heating	8.20	8.20	0.00	0.0%
Photovoltaic Offset	—	0.00	0.00	—
Compliance Energy Total	97.09	95.97	1.12	1.2%

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Cathedral Ceiling
- New ductwork added is less than 40 ft. in length

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.

Building-level Verifications:
• -- None --
Cooling System Verifications:
• -- None --
HVAC Distribution System Verifications:
• -- None --
Domestic Hot Water System Verifications:
• -- None --

ENERGY DESIGN RATING

This is the sum of the annual TDV energy consumption for energy use components included in the performance compliance approach for the Standard Design Building (Energy Budget) and the annual TDV energy consumption for lighting and components not regulated by Title 24, Part 6 (such as domestic appliances and consumer electronics) and accounting for the annual TDV energy offset by an on-site renewable energy system.

	Reference Energy Use	Energy Design Rating	Margin	Percent Improvement
Total Energy (kTDV/f2-yr)*	133.14	132.02	1.12	0.8%

* includes calculated Appliances and Miscellaneous Energy Use (AMEU)

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Mark and Candice Leonard Residence	3300	1	4	2	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
House	Conditioned	HVAC ex	3128	8		
Addition	Conditioned	HVAC ex	172	8		

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window & Door Area (ft²)	Tilt (deg)	Status	Verified Existing Condition
Ex Wall F	House	Wall ex	220	Front	342	64	90	Existing	No
Ex Wall L	House	Wall ex	310	Left	184	16	90	Existing	No
Ex Wall B	House	Wall ex	40	Back	492	123.2	90	Existing	No
Ex Wall R	House	Wall ex	130	Right	425	80	90	Existing	No
Interior WallToGar-ex	House>>Garage	Wall Int ex			328	20		Existing	No
Ceiling ex	House	Ceiling attic ex			1549			Existing	No
Ceiling alt	House	Ceiling attic new			1584			Altered	N/A
Floor Over Crawlspace ex	House	Floor crawl new			2832			Altered	N/A
Add Wall F	Addition	Wall new	220	Front	257	51.1	90	New	N/A
Add Wall L	Addition	Wall new	310	Left	24		90	New	N/A
Add Wall R	Addition	Wall new	130	Right	16		90	New	N/A
Ceiling n	Addition	Ceiling attic new			172			New	N/A
Floor Over Crawlspace n	Addition	Floor crawl new			172			New	N/A
Exterior GWall F	Garage	Wall Gar	220	Front	166	112	90	Existing	No
Exterior GWall L	Garage	Wall Gar	310	Left	153		90	Existing	No
Exterior GWall B	Garage	Wall Gar	40	Back	160		90	Existing	No
Exterior GWall R	Garage	Wall Gar	130	Right	42		90	Existing	No
Exterior GWall-135	Garage	Wall Gar	355	135	164		90	Existing	No
Ceiling gar	Garage	Ceiling attic ex			850			Existing	No

OPAQUE SURFACES -- Cathedral Ceilings

01	02	03	04	05		06	07	08	09	10	11	12	13
Name	Zone	Type	Orientation	Area (ft²)	Skylight Area (ft2)	Roof Rise (x in 12)	Roof Pitch	Roof Tilt(deg)	Roof Reflectance	Roof Emittance	Framing Factor	Status	Verified Existing Condition
Cathedral-ex	House	Ceiling cath ex	Back	9	0	4	0.33	18.43	0.1	0.85	0.07	Existing	No
Cathedral-alt	House	Ceiling cath new	Back	9	8.7	4	0.33	18.43	0.1	0.85	0.07	Altered	N/A

ATTIC

01	02	03	04	05	06	07	08	09	10
Name	Construction	Type	Roof Rise	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof	Status	Verified Existing Condition
Attic	Tile roof	Ventilated	4	0.1	0.85	No	No	Existing	No
Attic alt	Tile roof RB	Ventilated	4	0.1	0.85	Yes	No	Altered	No

WINDOWS

01	02	03	04	05	06	07	08	09	10	11
Name	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading	Status	Verified Existing Condition
Wind-alt	Ex Wall F (Front-220)	----	----	1	64.0	0.32	0.25	Insect Screen (default)	Altered	N/A
Wind-ex	Ex Wall L (Left-310)	----	----	1	16.0	1.28	0.80	Insect Screen (default)	Existing	No
GlDoor-alt	Ex Wall B (Back-40)	----	----	1	71.0	0.32	0.25	Insect Screen (default)	Altered	N/A
Wind-alt-2	Ex Wall B (Back-40)	----	----	1	38.2	0.32	0.25	Insect Screen (default)	Altered	N/A
Wind-ex-2	Ex Wall B (Back-40)	----	----	1	16.0	1.28	0.80	Insect Screen (default)	Existing	No
GlDoor-ex	Ex Wall R (Right-130)	----	----	1	80.0	1.25	0.80	Insect Screen (default)	Existing	No
Skylights-ex	Cathedral-ex (Back-40)	----	----	1	8.0	1.98	0.88	None	Existing	No
Skylights-n	Cathedral-alt (Back-40)	----	----	1	8.7	0.32	0.25	None	New	N/A
Wind-n	Add Wall F (Front-220)	----	----	1	31.1	0.32	0.25	Insect Screen (default)	New	N/A

DOORS

01	02	03	04	05	06
Name	Side of Building	Area (ft²)	U-factor	Status	Verified Existing Condition
Entry-2	Interior WallToGar-ex	20.0	0.50	Existing	No
Entry-n	Add Wall F	20.0	0.50	New	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-value	Assembly Layers
Tile roof	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.400	• Cavity / Frame: no insul. / 2x4 Top Chrd • Roof Deck: Wood Siding/sheathing/decking • Tile Gap: present • Roofing: 10 PSF (Roof Tile)
Tile roof RB	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.400	• Cavity / Frame: no insul. / 2x4 Top Chrd • Roof Deck: Wood Siding/sheathing/decking • Tile Gap: present • Roofing: 10 PSF (Roof Tile)
Wall ex	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.387	• Inside Finish: Gypsum Board • Cavity / Frame: no insul. / 2x4
Wall new	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-13	0.104	• Inside Finish: Gypsum Board • Cavity / Frame: R-13 / 2x4
Wall Gar	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.387	• Inside Finish: Gypsum Board • Cavity / Frame: no insul. / 2x4
Wall int ex	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.277	• Inside Finish: Gypsum Board • Cavity / Frame: no insul. / 2x4 • Other Side Finish: Gypsum Board
Floor crawl new	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O.C.	R-19	0.049	• Floor Surface: Carpeted • Floor Deck: Wood Siding/sheathing/decking • Cavity / Frame: R-19 / 2x6
Ceiling attic ex	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O.C.	none	0.472	• Inside Finish: Gypsum Board • Cavity / Frame: no insul. / 2x4
Ceiling attic new	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-30	0.032	• Inside Finish: Gypsum Board • Cavity / Frame: R-9.1 / 2x4 • Over Floor Joists: R-20.9 insul.
Ceiling cath ex	Cathedral Ceilings	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.494	• Inside Finish: Gypsum Board • Cavity / Frame: no insul. / 2x4 Top Chrd • Roof Deck: Wood Siding/sheathing/decking • Roofing: Light Roof (Asphalt Shingle)
Ceiling cath new	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 24 in. O.C.	R-30	0.035	• Inside Finish: Gypsum Board • Cavity / Frame: R-30 / 2x10 • Roof Deck: Wood Siding/sheathing/decking • Roofing: Light Roof (Asphalt Shingle)

SLAB FLOORS

01	02	03	04	05	06	07	08	09
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab On Grade ex	House	296	93	None	0.8	No	Existing	No

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not Required	Not Required	Not Required	—

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)	Status	Verified Existing Condition
DHW ex	DHW	Standard	Gas Storage	1	- none -	Existing	No

WATER HEATERS

01	02	03	04	05	06	07	08
Name	Heater Element Type	Tank Type	Tank Volume (gal)	Energy Factor or Efficiency	Input Rating	Tank Exterior Insulation R-value	Standby Loss (Fraction)
Gas Storage	Natural Gas	Small Storage	50	0.6 EF	40000 Btu/hr	0	0

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Point-of-Use	Recirculation with Manual Control	Recirculation with Sensor Control
DHW ex	n/a	n/a	n/a	n/a	n/a	n/a

SPACE CONDITIONING SYSTEMS

01	02	03		04		05	06	07	08	09
		Heating System		Cooling System						
Name	System Type	Name	Ducted	Name	Ducted	Distribution System	Fan System	Floor Area Served	Status	Verified Existing Condition
HVAC ex	Other Heating and Cooling System	Ex Furnace	Yes	Ex Cooling	Yes	Ducts ex	Fan ex	3300	Existing	No

HVAC - HEATING SYSTEMS

01	02	03
Name	Type	Efficiency
Ex Furnace	Ctrl/Furnace - Fuel-fired central furnace	75 AFUE

HVAC - COOLING SYSTEMS

01	02	03	04	05	06	07
		Efficiency				
Name	System Type	EER	SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Ex Cooling	SplitAirCond - Split air conditioning system	7.08	8	No	No	N/A

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10
Name	Type	Duct Leakage	Insulation R-value	Supply Duct Location	Return Duct Location	Bypass Duct	Status	Verified Existing Condition	HERS Verification
Ducts ex	Ducts located in attic	Existing (not specified)	8.0	Attic	Attic	None	Existing + New	No	N/A

IAQ (Indoor Air Quality) FANS

01	02	03	04	05
Name	IAQ CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
BFarm IAQVentRpt	0	Default	0	Not Required

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: John Smith	Documentation Author Signature:
Company: PLAR / www.title24ez.com /	Signature Date: 11/03/2015
Address: 1252 W 22nd St	CEA/HERS Certification Identification (if applicable): CEA #R13-14-10031
City/State/Zip: San Pedro, CA, 90731	Phone: (424) 247-7658 / e-mail: energy@title24ez.com

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. 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.

Responsible Designer Name:	Responsible Designer Signature:
Company:	Date Signed:
Address:	License:
City/State/Zip:	Phone:

ARCHITECT OR ENGINEERS STAMP IF APPLICABLE

ARCHITECT:
ENGINEER:
ADDRESS:
CITY:
PHONE:

SINGLE FAMILY RESIDENCE

Issue Date
Project Status

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sheet no.

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Burbank Water and Power - Water Engineering

SIZING WATER METER AND SERVICE LINE

(Per California Plumbing Code, 2022 Edition, Title 24, Part 5)

Owner's Name: _____ Date: _____

Project Address: 123 N Eight St. Agent : _____

BS Permit #: _____ Agent Ph.#: _____

Owner's Phone #: _____ Planning Zone: _____

Description	Water Supply Fixture Units			
	Fixture Quantities	No. of Fixture Units		SubTotal
		Private Use	Public Use	
Bathtub or Combination Bath/Shower (fill)	1	4	4	
3/4" Bathtub Fill Valve	1	10	10	
Shower, per head	1	2	2	
Clothes washer	1	4	4	
Dishwasher, domestic	1	1.5	1.5	
Hose Bibb	1	2.5	2.5	
Hose Bibb, each additional [4]		1	1	
Lawn Sprinkler each head [2]		1	1	
Sinks				
Kitchen, domestic	1	1.5	1.5	
Bar		1	2	
Bathroom (lavatory)	2	1	1	
Laundry		1.5	1.5	
Service or Mop Basin		1.5	3	
Wash-up, each set of faucets		-	2	
Clinic Faucet		-	3	
Clinic Flushometer Valve				
with or without faucet			8	
Water Closet, 1.6 GPF Gravity Tank (Assembly [6] Use 3.5)	2	2.5	2.5	
Water Closet, 1.6 GPF Flushometer Tank (Assembly [6] Use 3.5)		2.5	2.5	
Water Closet, 1.6 GPF Flushometer Valve		See Note 5		
Water Closet, > 1.6 GPF Gravity Tank (Assembly [6] Use 7.0)		3	5.5	
Water Closet, > 1.6 GPF Flushometer Valve		See Note 5		
Urinal, 1.0 GPF Flushometer Valve		See Note 5		
Urinal, greater than 1.0 GPF Flushometer Valve		See Note 5		
Urinal, flush tank (Assembly [6] Use 3.0)		2	2	
Urinal, Hybrid		1	1	
Bidet		1	-	
Dental Unit, cuspidor		-	1	
Drinking Fountain or Watercooler (Assembly [6] Use 0.75)		0.5	0.5	
Washfountain, circular spray		-	4	
Mobile Home or Manufactured Home, each (minimum)		6	-	
Owner's/Agent's initials:	11		**Total Fixture Units**	
			Distance from meter to most remote outlet	

Notes:

1. Appliances, Appurtenances or Fixtures not included in this Table may be sized by reference to fixtures having a similar flow rate and frequency of use.
2. For fixtures or supply connections likely to impose continuous flow demands, determine the required flow in gallons per minute (GPM) and add it separately to the demand (in GPM) for the distribution system or portions thereof.
3. Reducing fixture unit loading for additional hose bibbs is to be used only when sizing total building demand and for pipe sizing when more than one hose bibb is supplied by a segment of water distributing pipe. The fixture branch to each hose bibb shall be sized on the basis of 2.5 fixture units.
4. Fixture quantities are total plumbing fixtures existing and new.
5. When sizing flushometer systems, see 610.10
6. For Assembly Use see Table 610.3

For Water Division Use Only

Pressure at highest outlet	
City to Install Meter and Service Size	
Customer to Install Min. Building Supply Line Size (from meter to building)	

WATER AND POWER

BWP Electric

Residential ADU Plan Requirements

General Requirements

An accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) added to a residential property may require an upgrade to the electrical main service panel (MSP) to facilitate the additional electrical load. It is the applicant's responsibility to pre-determine the electrical demand of the property and notify Burbank Water and Power (BWP) Electrical Services of the property's service needs with the form below to prevent permit application acceptance delays. BWP shall identify and determine the method, location, and requirements to serve all metering equipment in accordance with BWP's Rules and Regulations and issue the applicant an electric service confirmation. Customers may meter the entire residential property with a single electric meter or request additional electric meters for City-approved ADUs.

Separately, adding an ADU or JADU to the property may result in the requirement to relocate the MSP to maintain BWP operational and safety conditions. When overhead service cannot be satisfactorily met, BWP will require underground electric service per BWP drawings S-707, S-810- 810, and S-811. If BWP determines that relocation of the MSP is requested or required, an electrical service confirmation shall be issued during the plan review, and the applicant will be required to revise and include the electric service confirmation within the ADU building permit application.

Any change to the property's MSP will require a separate MSP upgrade permit through City of Burbank's Building Division. The customer will be responsible for any cost associated with the service upgrade, including but not limited to construction costs, AIC fees, and applicable capacity charges. Work to the MSP shall not proceed without the pre-approval and coordination with BWP Electric Services.

Single-Meter Electric Service

The maximum allowable ampere (A) rating of a single metered residential electric service shall not exceed 400A without BWP pre-approval. An electric single-line diagram and load calculation is **not** required to be uploaded within the ADU building permit application.

Multi-Metered Electric Service

For 200A multi-metered projects, an electric single-line diagram and load calculation **are not required** to be uploaded within the ADU building permit application.

For 400A multi-metered projects, an electric single line diagram and load calculations **are required** to be uploaded within the ADU building permit application.

For multi-metered projects larger than 400A, serving more than 10 units, or requiring three-phase service, a BWP **feasibility study may be required**. For BWP to process a feasibility study, the applicant is required to provide a utility plan showing the location and proper working space for on-site BWP electrical facilities. This feasibility study may take up to 6 months to complete. It is the applicant's responsibility to request the feasibility study from BWP Electrical Services in a timely manner to prevent permit application acceptance delays.

All metering equipment is to be grouped in a central location which is readily accessible 24 hours a day to BWP personnel. BWP will **not** install more than one service drop having the same voltage and phase classification for a single residential premise. Each metered branch circuit shall not exceed 225A when applicable.

Aid-In-Construction (AIC) Fees and Capacity Charge

BWP may require the payment of an aid-in-construction (AIC) flat-rate, non-refundable fee, in accordance with BWP's Rules and Regulations, to recover costs incurred by the department necessary to facilitate the requested service work during regular business hours.

Starting October 1, 2023, the customer may be subject to a capacity charge based on the kVA demand of the new, upgraded, relocated, or replaced metered electric panel. A credit for the kVA demand of the existing permitted metered panel (to be removed) will be applied toward the kVA demand of the proposed metered panel (to be installed). BWP will determine the capacity charge and any applicable credits based on the information provided in this form and the project submittal.

The details for the AIC fees and capacity charges will be provided on the AIC cashier's checklist. Payment is required to be paid in full before BWP will unlock the meter, if applicable, or before BWP will energize the new, upgraded, relocated, or replaced metered electric panel. For more information, please review BWP Rules and Regulations Section 3.26(g) and the City of Burbank.

WATER AND POWER

BWP Electric

Residential ADU Plan Requirements

MAIN PROPERTY ADDRESS:

NEW ADU ADDRESS: 123 N Eight St

PROPERTY OWNER INFORMATION

NAME:

PHONE NUMBER:

EMAIL:

COMBINED TOTALS FOR THE PROPERTY

TOTAL EXISTING ELECTRIC METERS 1

TOTAL PROPOSED ELECTRIC METERS 2

TOTAL EXISTING AMPACITY 100-200

TOTAL PROPOSED AMPACITY 400

WILL THIS PROJCT REQUIRE TEMPORARY POWER DURING CONSTRUCTION? NO

By signing this form, I acknowledge that I have read and understand BWP's Rules & Regulations and the provided information on this form is accurate and to the best of my knowledge. I have consulted with professional contractors, designers and engineers and have determined the information provided is what is requested and necessary for electric service to my property. I understand that inaccurate information or future revisions to the project may result in changes to the Electric Service Confirmation which may drastically change the method of service, incur additional costs and add delays to my construction project. I understand it is my responsibility to inform BWP Electric promptly of any changes to the submitted information and comply with all conditions stated in the Electric Service Confirmation.

PROPERTY OWNER SIGNATURE | PRINT NAME | DATE

You may contact BWP Electric Service Planning department by calling 818-238-3647 or emailing ERES@burbankca.gov.

BWP Rules and Regulations, Rates & Charges
www.burbankwaterandpower.com/electric/rules-and-regulations