NEW 3-UNITS 2-STORY TOWNHOUSES FOR SARKIS BAGHIKIAN

565 E. CYPRESS AVE.
BURBANK - CA 91501

PROJECT INFO

ADDRESS: 565 E. CYPRESS AVE.
BURBANK - CA - 91501

LEGAL DESCRIPTION:
LOT: 20
BLOCK: NONE
TRACT: 5829
APN #: 2459-040-009

LOT SIZE: 50' X 162.01' (PRE-DEDICATION)
LOT AREA: 8,100 SQ.FT. (PRE-DEDICATION) **7,975 SQ.FT.** (POST DEDITATION)
ZONING: R-4
FIRE DISTRICT 1= NO
HILLSIDE AREA= NO
BASELINE MANSIONIZATION ORDINANCE: NO
USE DESC.: SINGLE FAMILY RESIDENCE
FIRE SPRINKLERS:

NUMBER OF STORIES OF (N) BUILDING: 2 STORY

CONSTRUCTION TYPE:

SCOPE OF WORK: NEW 3-UNIT 2 STORY TOWNHOUSES.

MAX. HEIGHT: 27' TO TOP PLATE, 35' TO TOP OF ROOF & ARCH. FEATURES.

MAX. STORIES: 2

PROPOSED BLDG. HEIGHT: 26'-3" TO TOP OF ROOF & ARCH FEATURES.

FLOOR AREA CALCULATION

PER ZONING R-4
DENSITY/MINIMUM GROSS SQUARE FOOTAGE OF LOT AREA PER DWELLING UNIT: 1-UNIT PER 2,000 SQ.FT.

LOT AREA=8,100 SQ.FT. / 2,000 = 4.05
4 UNITS ALLOWED = 3 UNITS PROPOSED

- **LIVING AREA**

UNIT 1 LIVING AREA
1ST._____675 SQ.FT.
2nd._____1,257 SQ.FT.

UNIT 2 LIVING AREA
1ST._____544 SQ.FT.
2nd._____801 SQ.FT.

UNIT 3 LIVING AREA
1ST._____544 SQ.FT.
2nd._____801 SQ.FT.

TOTAL LIVING AREA = 4,622 SQ.FT.

- **GARAGE/CARPORT**

UNIT 1_____419 SQ.FT.
UNIT 2_____410 SQ.FT.
UNIT 3_____410 SQ.FT.

TOTAL GARAGE AREA = 1,239 SQ.FT.

- **BALCONIES**

UNIT 1_____64 SQ.FT.
UNIT 2_____74 SQ.FT. & 78 SQ.FT.
UNIT 3_____74 SQ.FT. & 78 SQ.FT.

TOTAL BALCONIES AREA = 368 SQ.FT.

- **STORAGE**

UNIT 1_____117.6 CU.FT.
UNIT 2_____87.5 CU.FT.
UNIT 3_____87.5 CU.FT.

TOTAL STORAGE AREA = 292.6 CU.FT.

MAX. LOT COVERAGE 60%
8,100 X 60% = 4,860 SQ.FT.
3,213 SQ.FT. (PROPOSED) < 4,860 SQ.FT.

MIN. LANDSCAPE AREA 15%
7,975 X 15% = 1,196.25 SQ.FT.
1,819 SQ.FT. (PROPOSED) > 1,196.25 SQ.FT.

SHEET INDEX

ARCHITECTURAL SHEET INDEX

A000 COVER SHEET
A001 SURVEY
A002 IRRIGATION SYSTEM
A003 TITLE 24
A008 ENERGY CONSERVATION NOTES
A100 PROJECT INFO
A101 GENERAL NOTES
A102 AREA CALCULATIONS DIAGRAM
A103 MODULATION CALCS.
A200 SITE PLAN
A201 COMMON AREA DIAGRAM
A203 PROPOSED 1st. FLOOR-UNIT 1
A204 PROPOSED 2nd. FLOOR-UNIT 1
A205 PROPOSED 1st. FLOOR - UNITS 2 & 3
A206 PROPOSED 2nd. FLOOR - UNITS 2 & 3
A207 PROPOSED ROOF PLAN
A210 WINDOWS & DOORS SCHEDULES
A211 DOORS SCHEDULE
A300 ELEVATIONS UNIT #1
A301 ELEVATIONS UNIT #1
A302 ELEVATIONS UNIT 2 & 3
A303 ELEVATIONS UNIT 2 & 3
A400 SECTIONS UNIT 1
A401 SECTIONS UNITS 2 & 3
A500 3D VIEWS
A501 3D VIEWS
A800 ARCHITECTURAL DETAILS
A801 ROOF MATERIAL
A802 ROOF MATERIAL

565 E CYPRESS AVENUE, BURBANK, CA 91501
PROJECT 19-0003696 (DEVELOPMENT REVIEW)
APPROVED PLANS

Greg Mirza-Avakyan
Associate Planner
Community Development Department
818-238-5250 | gmirzaavakyan@burbankca.gov

APPLICABLE CODES

2016 CALIFORNIA ADMINISTRATIVE CODE
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA EXISTING BUILDING CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2015 INTERNATIONAL PROPERTY MAINTANANCE CODE
2015 UNIFORM SOLAR CODE ENERGY CODE
2015 INT. EXISTING BUILDING CODE, APP. CHAPTER A3, A4 & A5 (VOLUNTARY)
2016 BUILDING ENERGY EFFICIENCY STANDARDS

BURBANK MUNICIPAL CODE TITLE 9 CHAPTER 1

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2016 EDITION OF THE CBC, CRC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THIS JURISDICTION.
2. SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION.
3. ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDING AVE BEEN INDICATED ON THIS SITE PLAN.
4. A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING. (BMC 9-1-1-3302.3)
5. WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
6. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE
7. THE FINISH GRADE SHALL SLOPE A MIN, OF 5%, OR 6%, TO A POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2%. (CRC R401.3)
8. THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2%. (CRC R403.1.7.3)

STRUCTURAL OBSERVATION

STRUCTURAL OBSERVATION
Firm or individual responsible for the structural observation:
Name: _____ Calif. Reg: _____

FOUNDATION	WALLS & WALL FRAMING	OTHER STRUCTURAL MEMBERS	ROOF AND FLOOR DIAPHRAGM
Footings, Stem Walls, Piers	Concrete Wall	Steel Moment Frame	Concrete
Pad Footings	Masonry Wall	Steel Braced Frame	Steel Deck
Slab	Wood Wall & Shear Wall	Concrete Moment Frame	Wood
Caisson, Piles, Grade Beams	Wood Structural Beams & Members	Masonry Wall Frame	Other
Stepped Footing, Hillside	Other	Other	Other

SPECIAL INSPECTION

ITEMS	
Concrete over 3,000 psi	
Bolts installed in Concrete	
Special Moment -Resisting Concrete Frame	
Reinforcing Steel ard Steel Tendons	
Structural Welding	
High-strength Bolting	
Structural Masonry	
Reinforced Gypsum Concrete	
Insulating Concrete Fill	
Spray-Applied Fire Resistive Materials	
Piling, Piers, and Caissons	
Shotcrete	
Special Grading, Excavation, and Fill	
Smoke-Control System	
Other	

WATER-CONSERVING PLUMBING FIXTURES CERTIFICATE OF COMPLIANCE

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:_____ Permit No:_____

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: _____ Date: _____
Owner's Signature: _____

SINGLE-FAMILY RESIDENTIAL	
Fixture	CALGreen/ CPC
Water Closet	1.28 gals/flush
Showerhead	2.0 gals/min
Multiple Showerheads	2.0 gals/min combined
Lavatory Faucet	1.5 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	2.0 gals/min
Multiple Showerheads	2.0 gals/min combined
Lavatory Faucet (within units)	1.5 gals/min
Lavatory Faucet (common areas)	0.5 gals/min
Kitchen Faucet	1.8 gals/min

DIVERSION OF CONSTRUCTION & DEMOLITION DEBRIS:

A MINIMUM OF 65% OF GENERATED DEBRIS SHALL BE RECYCLED, REUSED, OR DIVERTED FROM THE LANDFILL. A $50 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 9-1-10-1012).

HERS VERIFICATION REQUIREMENT

FIRM OR INDIVIDUAL RESPONSIBLE FOR THE VERIFICATION:

NAME: LICENSE No:

OWNER

SARKIS BAGHIKIAN
565 E. CYPRESS AVE.
BURBANK -CA- 91501

CONSULTANTS

STRUCTURAL ENGINEER
BRAD C. MOSER
4111 W. 239th. ST. 328
TORRANCE, CA 90505
(916) 792-8527

MD MARKAS
DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

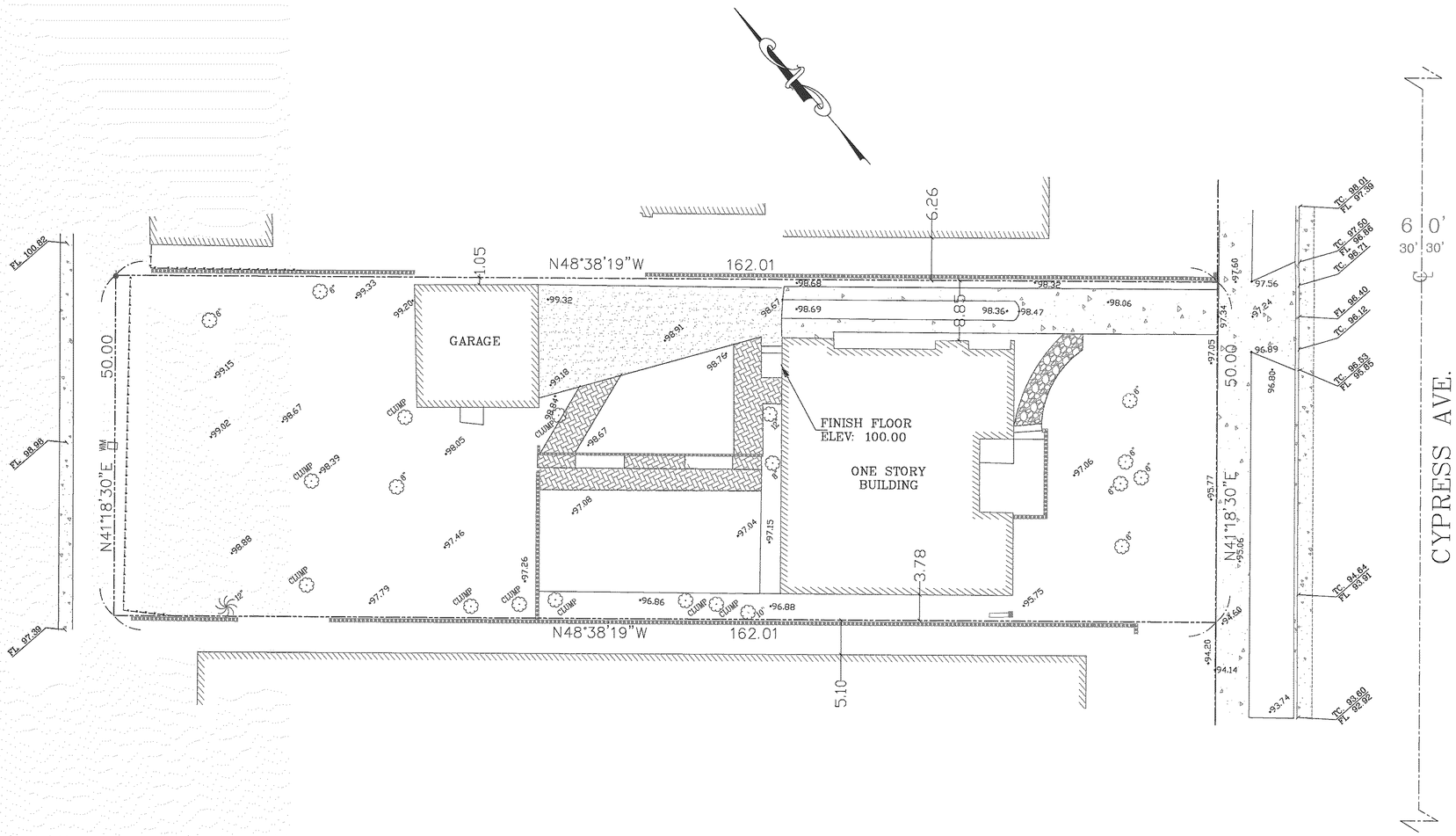
REV	DATE	DESCRIPTION	BY
1	02-25-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

COVER SHEET

A000

Scale

7/15/20 3:32:45 PM



LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

LOT 20 OF TRACT NO. 5829 AS PER MAP RECORDED IN BOOK 64 PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS:

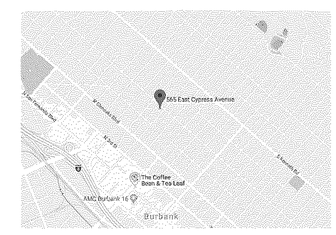
THE BEARING NORTH 41°18'30" EAST, ON THE CENTERLINE OF CYPRESS AVE. AS SHOWN ON TRACT NO. 5829, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 64, PAGE 31, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SYMBOLS:

- 2x3 4' HIGH CONTROL BOX
- AIRCONDITIONING UNIT
- CABLE TV BOX
- CATCH BASIN
- COLUMN
- DRAIN
- ELECTRIC MANHOLE
- FIRE CONTROL VALVE
- FIRE DEPT. CONN. (FDC)
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- GATE POST
- GTE PULL BOX
- GUARD POST
- IRRIGATION VALVE
- LIGHT STANDARD/ PED. CROSSING LIGHT
- MAIL BOX
- MONITORING WELL
- PALM TREE
- PARK METER
- PINE TREE
- POWER POLE
- POWER POLE ANCHOR
- PULL BOX
- SEWER CL OUT
- SEWER MANHOLE
- SIGN POST
- STORM DRAIN MANHOLE
- STREET LIGHT
- STREET LIGHT BOX
- TEL (PUBLIC PHONE)
- TEL BOX
- TELEPHONE MANHOLE
- TRAFFIC LIGHT
- TRAFFIC LIGHT CONTROL BOX
- TRAFFIC LIGHT WITH ARM
- TRAFFIC LIGHT WITH STREET LIGHT
- TREE
- VENT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- WATER VAULT

LEGEND:

AC	– ASPHALT CONCRETE			(P)	– PRORATED
B.C.	– BUILDING CORNER			P.C.	– PROPERTY CORNER
BM	– BENCHMARK			PC	– PAGE
BW	– BACK OF WALK			PI	– POINT OF INTERSECTION
(C)	– CALCULATED DATA			R /PL	– PROPERTY LINE
CB	– CATCH BASIN			PLTR	– PLANTER
CBTB	– CITY ENGINEER'S FIELD BOOK			P.O.L.	– POINT ON LINE
CF	– CURB FACE			PVMT.	– PAVEMENT
(CF)	– CALCULATED FROM			PM	– PARCEL MAP
C/L	– CENTERLINE			(R)	– RECORD
C.L.F.	– CHAIN LINK FENCE			RCE	– REGISTERED CIVIL ENGINEER
COL	– COLUMN			S.S.M.	– STANDARD SURVEY MONUMENT
CONC	– CONCRETE			S.S.D.M.	– SANITARY SEWER DRAIN MANHOLE
(Doc)	– DEED			S.S.M.H.	– SANITARY SEWER MANHOLE
ELEC	– ELECTRIC			S & T	– SPIKE & TIN
EP	– EDGE OF PAVEMENT			SPK/W	– SPIKE & WASHER
ESMT.	– EASEMENT			TC	– TOP OF CURB ELEV.
EST	– ESTABLISH			TR	– TRACT MAP
FB	– FIELD BOOK			TW	– TOP OF WALL ELEV.
FD	– FOUND			W.I.	– WROUGHT IRON
FF	– FINISH FLOOR ELEV.				
FL	– FLOWLINE ELEV.	NLY	– NORTHERLY	N/O	– NORTH OF
FS	– FINISH SURFACE	SLY	– SOUTHERLY	S/O	– SOUTH OF
INV	– INVERT	ELY	– EASTERLY	E/O	– EAST OF
INTER	– INTERSECTION	WLY	– WESTERLY	W/O	– WEST OF
IP	– IRON PIPE				
LS	– LAND SURVEYOR				PROPERTY LINE
L & T	– LEAD & TACK				CENTERLINE
(M)	– MEASURED				WALL
MB	– MAP BOOK				BUILDING LINE
NG	– NATURAL GRADE				FENCE LINE
OH	– OVERHANG				



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.

TITLE:
TOPOGRAPHIC SURVEY
565 E Cypress Ave., Burbank, CA 91501

CLIENT:	Sarkis Baghikian	JOB NO.:	2157
SCALE: 1"=8'	Land Topography Corp.	DATE:	06/04/2019
SURVEYED BY: C.A.	21243 Ventura Blvd., #126,	REVISION (S):	
DRAWN BY: C.A.	Woodland Hills, CA 91364		
CHECKED BY: C.A.	Cell: (818)334-9135	SHEET 1	OF 1 SHEET
	E-Mail: azarmypls@gmail.com		

MD MARKAS DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

REV	DATE	DESCRIPTION	BY
1	02-25-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

SURVEY

A001

Scale

4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606

7/15/20 3:32:46 PM

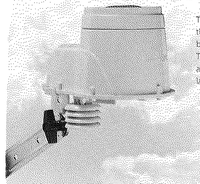
RAIN BIRD

ESP-SMTe Smart Control System

Now with both Simple Smart Programming and Advanced ET Watering Features

Proving that extra smart can also be extra simple.

Smart Technology has reached its tipping point.

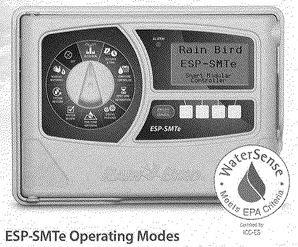


The Rain Bird® ESP-SMTe smart control system combines the proven simplicity of the Extra Simple Programming (ESP) controller family with the accuracy of weather-based control.

To program, simply input a few key details, such as zip code, allowed watering days and the plant/soil type for each zone. Then the ESP-SMTe waters only when the landscape requires it and your customers save an estimated 30% + in water.

"The ESP-SMTe is very user-friendly. Everyone loves the ease of programming, from the employees who install it to the homeowners who use it."

—Clark Gomez, President, Gomez Landscaping, Mapleton, UT



ESP-SMTe Operating Modes

The ESP-SMTe has two programming options, both of which make automatic watering adjustments based on input from the weather sensor.

SIMPLE SMART MODE

In Simple Smart mode, the ESP-SMTe acts like a traditional time-based controller. Watering is scheduled on specific days, with fixed start times and run times. Automatic adjustments are made to run times based on on-site weather conditions.

ADVANCED MODE

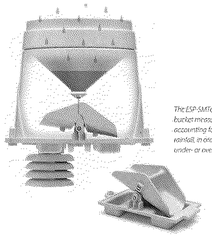
In Advanced mode, the ESP-SMTe can be set to automatically determine water needs for each zone in a landscaped area. Irrigation schedules are adjusted daily, based on each zone's specific watering requirements. Water use is minimized, saving money while promoting overall landscape health.

The precision of weather-based scheduling.

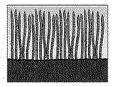
Rain Bird began pioneering weather-based control systems for golf courses over 25 years ago. Drawing on the legacy of this industry leading technology, the ESP-SMTe now makes Rain Bird weather-based control affordable for all homeowners.

INSTANT RAINFALL SHUT-OFF AND USABLE MEASUREMENT

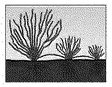
Most smart controllers simply suspend irrigation during rain, without accurately measuring rainfall amounts. By comparison, the ESP-SMTe not only suspends irrigation, it measures instantaneous rainfall data to determine your landscape's precise irrigation requirements. The ESP-SMTe knows exactly how much to adjust your watering schedule to prevent under- or over-watering.



The ESP-SMTe's tipping rain bucket measures rainfall, accounting for effective rainfall, in order to prevent under- or over-irrigation.



Cool Season Grass Variety



Warm Season Grass Variety

Rating calculations on factors such as plant type, the ESP-SMTe meets the unique watering requirements of each zone in your landscape.

ZONE-SPECIFIC WATER CALCULATIONS

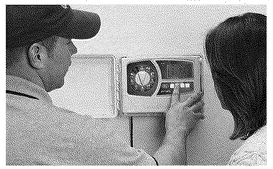
Location, soil type, landscape slope, plant type/density, sun exposure, sprinkler type and root-depth requirements are calculated for each separate zone. Based on this zone-specific data, the ESP-SMTe controller engine optimizes the irrigation schedule to promote lush, healthy plant material in each zone, while substantially reducing water waste and runoff.

State-of-the-art irrigation technology, made easy.

Easy to install

The ESP-SMTe controller chassis mounts to an exterior or interior wall in minutes. You can also upgrade an existing ESP-M or ESP-Me by just switching-out the front-panel. The ESP-SMTe outdoor weather sensor and adjustable, heavy-duty mounting bracket are easily wired to the controller using two quick-connect terminals.

The ESP-SMTe controller panel fits into any existing ESP-M or ESP-Me chassis, for easy upgrades.



Easy to operate

Building on the simple design of the ESP-Me, the ESP-SMTe features a familiar set-up dial and large backlit display. Programming the ESP-SMTe is fast and intuitive, thanks to easy-to-follow prompts, minimal dial positions and English or Spanish language options.

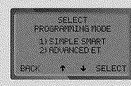
Once you've entered your general and zone-specific information, your work is done: the ESP-SMTe does the scheduling for you based on weather data.

NEW Simple Smart Programming

To program in Simple Smart mode, select Simple Smart on the Select Programming Mode screen. This screen is available under the Advanced Controller Setup dial position or after a Factory Default reset.

In Simple Smart mode, configure the controller by entering the site zip code for your site, selecting the days to water, and entering the start times that watering will begin.

The controller then programs like a traditional time-based controller that you're used to.



SIMPLE-SMART MODE

At a glance features of the ESP-SMTe Controller:

ENGLISH/SPANISH BUTTON
For easy switching of display language.

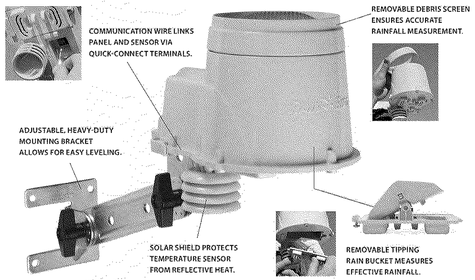
ENGLISH

SPANISH

Weather Sensor Features:

COMMUNICATION WIRE LINKS PANEL AND SENSOR VIA QUICK-CONNECT TERMINALS.

REMOVABLE DEBRIS SCREEN ENSURES ACCURATE RAINFALL MEASUREMENT.



ADJUSTABLE, HEAVY-DUTY MOUNTING BRACKET ALLOWS FOR EASY LEVELING.

SOLAR SHIELD PROTECTS TEMPERATURE SENSOR FROM REFLECTIVE HEAT.

REMOVABLE TIPPING RAIN BUCKET MEASURES EFFECTIVE RAINFALL.

EASY-TO-REMOVE TIPPING BUCKET OFFERS CONVENIENT MAINTENANCE AND CLEANING.

ADJUSTABLE MOUNTING BRACKET CAN BE INSTALLED ON A FENCE, SIDE OF HOUSE OR EVEN UNDER AN EAVE.

NOTE: *All ESP-SMTe models come with a heavy-duty adjustable bracket and 25 feet of 18-2 non-burial wire for connection between the controller panel and the weather sensor pad.*

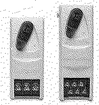
MODELS

- **Control System Base Models**
  (includes ESP-SMTe controller & weather sensor)
  ESP4SMTEI – 4 zone base module indoor* – 120V
  ESP4SMTE – 4 zone base module outdoor* – 120V

* To expand up to 22 zones, add ESPSM6 - Six Zone Expansion Module.

DIMENSIONS

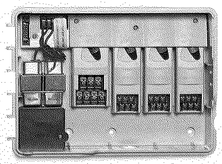
- **Controller**
  Width: 10.7"
  Height: 7.7"
  Depth: 4.4"
- **Sensor** *(Largest Area Across)*
  Width: 6.0"
  Length: 8.8"
  Height: 5.9" *(Includes Solar Shield)*
- **Mounting Bracket** *(Mounted on Vertical Surface)*
  Maximum reach: 7.0"



Quickly and easily add up to 18 additional zones (for a total of 22 zones) with expansion slots for three optional modules.

ELECTRICAL SPECIFICATIONS

- **Input Required:** 120VAC +/- 10%
- **Output:** 25.5VAC 1A
- **Surge Protection:** Primary input side has (2) built-in MOVs (metal oxide varistor) to protect circuitry. Output side has (2) built-in MOVs for each valve.
- **Power back-up:** Lithium coin-cell battery maintains time and date while non-volatile memory maintains the schedule.
- **Multi-valve zone capacity:** Up to two 24VAC, 7VA solenoid valves per zone plus a master valve.



ESP-SMTE WITH THREE ESPSM6 STATION EXPANSION MODULES FOR A TOTAL OF 22 ZONES

The Intelligent Use of Water.™

LEADERSHIP • EDUCATION • PARTNERSHIPS • PRODUCTS

At Rain Bird, we believe it is our responsibility to develop products and technologies that use water efficiently. Our commitment also extends to education, training and services for our industry and our communities.

The need to conserve water has never been greater. We want to do even more, and with your help, we can. Visit www.rainbird.com for more information about The Intelligent Use of Water.™

RAIN BIRD

Rain Bird Corporation
6991 East Southpoint Road
Tucson, AZ 85756
Phone: (520) 741-6100
Fax: (520) 741-6522

Rain Bird Corporation
970 West Sierra Madre Avenue
Azusa, CA 91702
Phone: (626) 812-3400
Fax: (626) 812-3411

Rain Bird International, Inc.
1000 West Sierra Madre Avenue
Azusa, CA 91702
Phone: (626) 963-9311
Fax: (626) 852-7343

Rain Bird Technical Services
(800) RAINBIRD (U.S. and Canada)

Specification Hotline
(800) 458-3005 (U.S. and Canada)

www.rainbird.com

® Registered Trademark of Rain Bird Corporation
© 2017 Rain Bird Corporation 17MA17 04040BA

MD MARKAS DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN -
818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

REV	DATE	DESCRIPTION	BY
1	02-26-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

IRRIGATION SYSTEM

A002

Scale

7/15/20 3:32:48 PM

4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606
MD MARKAS DESIGN

MD MARKAS DESIGN
4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606

GENERAL NOTES - 2016 BUILDING ENERGY EFFICIENCIA STANDARDS

1. **COMPLIANCE INFORMATION**. THE BUILDER SHALL LEAVE IN THE BUILDING, COPIES OF THE COMPLETED, SIGNED AND SUBMITTED COMPLIANCE DOCUMENTS FOR THE BUILDING OWNER AT OCCUPANCY. FOR LOW-RISE RESIDENTIAL BUILDINGS, SUCH INFORMATION SHALL, AT MINIMUM, INCLUDE COPIES OF ALL CERTIFICATE OF COMPLIANCE, CERTIFICATE OF INSTALLATION, AND CERTIFICATE OF VERIFICATION DOCUMENTATION SUBMITTED. THESE DOCUMENTS SHALL BE IN PAPER OR ELECTRONIC FORMAT.
2. **OPERATING INFORMATION**. THE BUILDER SHALL PROVIDE THE BUILDING OWNER AT OCCUPANCY, OPERATING INFORMATION FOR ALL APPLICABLE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES INSTALLED IN THE BUILDING. OPERATING INFORMATION SHALL INCLUDE INSTRUCTIONS ON HOW TO OPERATE THE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES CORRECTLY AND EFFICIENTLY. THE INSTRUCTIONS SHALL BE CONSISTENT WITH SPECIFICATIONS SET FORTH BY THE EXECUTIVE DIRECTOR. FOR LOW-RESIDENTIAL BUILDINGS, SUCH INFORMATION SPECIFIED IN SECTION 10-103(b). THIS OPERATING INFORMATION SHALL BE IN PAPER OR ELECTRONIC FORMAT.
3. **MAINTENANCE INFORMATION**. AT FINAL INSPECTION THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY, MAINTENANCE INFORMATION OF ALL FEATURES, MATERIALS, COMPONENTS, AND MANUFACTURED DEVICES THAT REQUIRE ROUTINE MAINTENANCE FOR EFFICIENT OPERATION. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING, BY TITLE AND/OR PUBLICATION NUMBER, THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE FEATURE, MATERIAL, COMPONENT OR MANUFACTURED DEVICE. FOR LOW-RISE RESIDENTIAL BUILDINGS, THIS INFORMATION SHALL INCLUDE A SCHEDULE OF ALL INTERIOR LUMINAIRES AND LAMPS INSTALLED TO COMPLY WITH SECTION 150(k). FOR DWELLINF UNITS, BUILDINGS OR TENANTS SPACES THAT ARE NOT INDIVIDUALLY OWNED AND OPERATED, OR ARE CENTRALLY OPERATED SUCH INFORMATION SHALL BE PROVIDED TO THE PERSON(s) RESPONSIBLE FOR MAINTAINING THE FEATURE, MATERIAL, COMPONENT OR MECHANICAL DEVICE INSTALLED IN THE BUILDING. THIS INFORMATION SHALL BE IN PAPER OR ELECTRONIC DEVICE.
4. **VENTILATION INFORMATION**. FOR LOW RESIDENTIAL BUILDINGS THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY, A DESCRIPTION OF THE QUANTITIES OF OUTDOOR AIR THAT THE VENTILATION SYSTEM(S) ARE DESIGNED TO PROVIDE TO THE BUILDING'S CONDITIONED SPACE, AND INSTRUCTIONS FOR PROPER OPERATION AND MAINTENANCE OF THE VENTILATION SYSTEM. FOR BUILDINGS OR TENANT SPACES THAT ARE NOT INDIVIDUALLY OWNED AND OPERATED, OR ARE CENTRALLY OPERATED, SUCH INFORMATION SHALL BE PROVIDED TO THE PERSON(s) RESPONSIBLE FOR OPERATING AND MAINTENING THE FEATURE, MATERIAL, COMPONENT OR MECHANICAL VENTIALTION DEVICE INSTALLED IN THE BUILDING. THIS INFORMATION SHALL BE IN PAPER OR ELECTRONIC FORMAT.
   FOR NON-RESIDENTIAL BUILDINGS, HIGH-RISE RESIDENTIAL BUILDINGS AND HOTELS AND MOTELS, THE ENFORCEMENT AGENCY SHALL REQUIRE THE BUILDER TO PROVIDE THE BUILDING OWNER AT OCCUPANCY A DESCRIPTION OF THE QUANTITIES OF OUTDOOR AND RECIRCULATED AIR THAT THE VENTILATION SYSTEM ARE DESIGNED TO PROVIDE TO EACH AREA. FOR BUILDINGS OR TENANT SPACES THAT ARE NOT INDIVIDUALLY OWNED AND OPERATED, OR ARE CENTRALLY OPERATED, SUCH INFORMATION SHALL BE PROVIDED TO THE PERSON(s) RESPONSIBLE FOR OPERATING AND MAINTAINING THE FEATURE, MATERIAL, COMPONENT OR MECHANICAL DEVICE INSTALLED IN THE BUILDING. THIS INFORMATION SHALL BE IN PAPER OR ELECTRONIC FORMAT.
5. ALL SYSTEMS, EQUIPMENT, APPLIANCES AND BUILDING COMPONENTS SHALL COMPLY WITH MANDATORY REQUIREMENTS FOR THE MANUFACTURE, CONSTRUCTION, AND INSTALLATION OF SYSTEMS, EQUIPMENT AND BUILDING COMPONENTS OF SECTIONS 110.0 THROUGH 110.11.
6. ANY APPLIANCE REGULATED BY THE APPLIANCE EFFICIENCY REGULATIONS, TITLE 20 CALIFORNIA CODE OF REGULATIONS, SECTION 1601 ET SEQ., MAY BE INSTALLED ONLY IF THE APPLIANCE FULLY COMPLIES WITH SECTION 1608(a) OF THOSE REGULATIONS.
7. SERVICE WATER-HEATING SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC TEMPERATURE CONTROLS CAPABLE OF ADJUSTMENT FROM THE LOWEST TO THE HIGHEST ACCEPTABLE TEMPERATURE SETTINGS FOR THE INTENDED USE AS LISTED IN TABLE 3, CHAPTER 50 OF THE ASHRAE HANDBOOK, HVAC APPLICATIONS VOLUME.
8. ON SYSTEMS THAT HAVE A TOTAL CAPACITY GREATER THAN 167,000 BTU/HR, OUTLETS THAT REQUIRE HIGHER THAN SERVICE WATER TEMPERATURES AS LISTED IN THE ASHARAE HANDBOOK, APPLICATIONS VOLUME, SHALL HAVE SEPARATE REMOTE HEATERS, HEAT EXCHANGERS, OR BOOSTERS TO SUPPLY THE OUTLET WITH THE HIGHER TEMPERATURE.
9. SERVICE HOT WATER SYSTEMS WITH CIRCULATING PUMPS OR WITH ELECTRICAL HEAT TRACE SYSTEMS SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE SYSTEM.
10. CONTROLS FOR SERVICE WATER-HEATING SYSTEMS SHALL LIMIT THE OUTLET TEMPERATURE AT THE FIXTURES TO 100°F.
11. UNFIRED SERVICE WATER-HEATER STORAGE TANKS AND BACKUP TANKS FOR SOLAR WATER-HEATING SYSTEMS SHALL HAVE:
    - A. EXTERNAL INSULATION WITH AN INSTALLED R-VALUE OF AT LEAST R-12, OR
    - B. INTERNAL AND EXTERNAL INSULATION WITH A COMBINED R-VALUE OF AT LEAST R-16, OR
    - C. THE HEAT LOSS OF THE TANK SURFACE BASED ON AN 80°F WATER-AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 BTU/HR PER SQUARE FOOT.
12. ANY NATURAL GAS SYSTEM OR EQUIPMENT LISTED BELOW MAY BE INSTALLED ONLY IF IT DOES NOT HAVE A CONTINUOUSLY BURNING PILOT LIGHT:
    - A. FAN-TYPE CENTRAL FURNACES
    - B. HOUSEHOLD COOKING APPLIANCES
      - a. EXCEPTION TO SECTION 110.5(b): HOUSEHOLD COOKING APPLIANCES WITHOUT AN ELECTRICAL SUPPLY VOLTAGE CONNECTION AND IN WHICH EACH PILOT CONSUMES LESS THAN 150 Bth/hr.
    - C. POOL HEATERS
    - D. SPA HEATERS.
13. MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING 0.3 CFM/FT2 OF WINDOW AREA, 0.3 CFM/FT2 OF DOOR AREA FOR RESIDENTIAL DOORS, 0.3 CFM/FT2 OF NONRESIDENTIAL SINGLE DOORS(SWINGING AND SLIDING), AND 1.0 CFM/FT2 FOR NONRESIDENTIAL DOUBLE DOORS (SWINGING), WHEN TESTED ACCORDING TO NFRC-400 OR ASTM E283 AT A PRESSURE DIFFERENTIAL OF 75 PASCALS (OR 1.57 POUNDS/FT2).
14. FENESTRATION PRODUCT'S U-FACTOR SHALL BE RATED IN ACCORDANCE WITH NFRC 100, OR USE THE APPLICABLE DEFAULT U-FACTOR SET FORTH IN TABLE 110.6-A.
15. FENESTRATION PRODUCT'S SHGC SHALL BE RATED IN ACCORDANCE WITH NFRC 200, OR USE THE APPLICABLE DEFAULT SHGC SET FORTH IN TABLE 110.6-B.
16. FENESTRATION PRODUCT'S VT SHALL BE RATED IN ACCORDANCE WITH NFRC 200 OR ASTM E972, FOR TUBULAR SKYLIGHTS VT SHALL BE RATED USING NFRC 203.
17. FENESTRATION PRODUCTS SHALL:
    - A. HAVE A TEMPORARY LABEL MANUFACTURED FENESTRATION PRODUCTS OR A LABEL CERTIFICATE WHEN THE COMPONENT MODELING APPROACH (CMA) IS USED AND FOR DITE-BUILT FENESTRATION MEETING THE REQUIREMENTS OF SECTION 10-111(a)1. THE TEMPORARY LABEL SHALL NOT BE REMOVED BEFORE INSPECTION BY THE ENFORCEMENT AGENCY; AND
    - B. HAVE A PERMANENT LABEL OR A LABEL CERTIFICATE WHEN THE COMPONENT MODELING APPROACH (CMA) IS USED AND FOR SITE-BUILT FENESTRATION MEETING THE REQUIREMENTS OF SECTION 10-111(a)2 IF THE PRODUCT IS RATED USING NFRC PROCEDURES.
18. FIELD-FABRICATED FENESTRATION AND FIELD-FABRICATED EXTERIOR DOORS, MAY BE INSTALLED ONLY IF THE COMPLIANCE DOCUMENTATION HAS DEMONSTRATED COMPLIANCE FOR THE INSTALLATION USING U-FACTORS FROM TABLE 110.6-A AND SHGC VALUES FROM TABLE 110.6-B. FIELD-FABRICATED FENESTRATION AND FIELD-FABRICATED EXTERIOR DOORS SHALL BE CAULKED BETWEEN THE FENESTRATION PRODUCTS OR EXTERIOR DOOR AND THE BUILDING, AND SHALL BE WEATHERSTRIPPED.
    - A. EXCEPTION TO SECTION 110.6(b): UNFRAMED GLASS DOORS AND FIRE DOORS NEED NOT BE WEATHER STRIPPED OR CAULKED.
19. ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.
20. ANY INSULATION SHALL BE CERTIFIED BY DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHING AND THERMAL INSULATION THAT THE INSULATION CONDUCTIVE THERMAL PERFORMANCE IS APPROVED PURSUANT TO THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12, CHAPTERS 12-13, ARTICLE 3, "STANDARDS FOR INSULATING MATERIAL".
21. UREA FORMALDEHYDE FOAM INSULATION MAY BE APPLIED OR INSTALLED ONLY IF:
    - A. IT IS INSTALLED IN EXTERIOR SIDE WALLS; AND
    - B. A FOUR-MIL-THICK PLASTIC POLYETHYLENE VAPOR RETARDER OR EQUIVALENT PLASTIC SHEATHING VAPOR RETARDER IS INSTALLED BETWEEN THE UREA FORMALDEHYDE FOAM INSULATION AND THE INTERIOR SPACE IN ALL APPLICATIONS.
22. ALL INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE CBC.
23. INSULATION INSTALLED IN AN EXISTING ATTIC, OR AN EXISTING DUCT OR WATER HEATER, SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SUBSECTION 1, 2, AND 3 BELOW. IF A CONTRACTOR INSTALLS THE INSULATION, THE CONTRACTOR SHALL CERTIFY TO THE CUSTOMER, IN WRITING THAT THE INSULATION MEETS THE APPLICABLE REQUIREMENTS OF SUBSECTIONS 1, 2, AND 3 BELOW.
    - A. ATTICS: IF INSULATION IS INSTALLED IN THE EXISTING ATTIC OF A LOW-RISE RESIDENTIAL BUILDING, THE R-VALUE OF THE TOTAL AMOUNT OF INSULATION (AFTER ADDITION OF INSULATION TO THE AMOUNT, IF ANY, ALREADY IN THE ATTIC) SHALL MEET THE REQUIREMENTS OF SECTION 150.0(a).
      - a. EXCEPTION TO SECTION 110.8(d)1: WHERE THE ACCESSIBLE SPACE IN THE ATTIC IS NOT LARGE ENOUGH TO ACCOMMODATE THE REQUIRED R-VALUE, THE ENTIRE ACCESSIBLE SPACE SHALL BE FILLED WITH INSULATION PROVIDED SUCH INSTALLATION DOES NOT VIOLATE SECTION 1202.2 OF TITLE 24, PART 2.
    - B. WATER HEATERS: IF EXTERNAL INSULATION IS INSTALLED ON AN EXISTING UNFIRED WATER STORAGE TANK OR ON AN EXISTING BACK-UP TANK FOR A SOLAR WATER-HEATING SYSTEM, IT SHALL HAVE AN R-VALUE OF AT LEAST R-12, OR THE HEAT LOSS OF THE TANK SURFACE BASED ON AN 80°F WATER-AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 BtuPER HOUR PER SQUARE FOOT.
    - C. DUCTS: IF INSULATION IS INSTALLED ON AN EXISTING SPACE-CONDITIONING DUCT, IT SHALL COMPLY WITH SECTION 604.0 OF THE CMC.

RESIDENTIAL NOTES

1. ALL UNITARY HEATING OR COOLING SYSTEMS NOT CONTROLLED BY A CENTRAL ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) SHALL HAVE A SETBACK THERMOSTAT.
   1. SETBACK CAPABILITIES: ALL THERMOSTATS SHALL HAVE A CLOCK MECHANISM THAT ALLOWS THE BUILDING OCCUPANT TO PROGRAM THE TEMPERATURE SETPOINTS FOR AT LEAST FOUR PERIODS WITHING 24 HOURS. THERMOSTATS FOR HEAT PUMPS SHALL MEET THE REQUIREMENTS OF SECTION 110.2(b).
   2. EXCEPTION TO SECTION 110.2(c): GRAVITY GAS WALL HEATERS, GRAVITY FLOOR HEATERS, GRAVITY ROOM HEATERS, NONCENTRAL ELECTRIC HEATERS, FIREPLACES OR DECORATIVE GAS APPLIANCES, WOOD STOVES, ROOM AIR-CONDITIONERS, AND ROOM AIR-CONDITIONERS HEAT PUMPS.
2. SYSTEMS USING GAS OR PROPANE WATER HEATERS TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING COMPONENTS:
   - A. A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND.
   - B. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED; AND
   - C. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE, AND
   - D. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 Btu/hr.
3. ALL PUMPS AND PUMP MOTORS INSTALLED SHALL BE LISTED IN THE COMMISSION'S DIRECTORY OF CERTIFIED EQUIPMENT AND SHALL COMPLY WITH THE APPLIANCE EFFICIENCY REGULATIONS.
4. THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT SHALL CONFORM WITH THE INSULATION MANUFACTURER'S INSTALLED DESIGN WEIGHT PER SQUARE FOOT AT THE MANUFACTURER'S LABELED R-VALUE. (7.150.0(b)).
5. THE MINIMUM DEPTH OF CONCRETE-SLAB FLOOR PERIMETER INSULATION SHALL BE 16 INCHES OR THE DEPTH OF THE FOOTING OF THE BUILDING, WHICHEVER IS LESS.
6. RAISED-FLOORS SHALL BE INSTALLED INSULATED SUCH THAT THE FLOOR ASSEMBLY HAS AN ASSEMBLY U-FACTOR EQUAL TO OR LESS THAN SHOWN IN TABLE 150.1-A, OR SHALL BE INSULATED BETWEEN WOOD FRAMING WITH INSULATION HAVING AN R-VALUE EQUAL TO OR GREATER THAN SHOWN IN TABLE 150.1-A.
   - A. EXCEPTION TO SECTION 150.1(c)1C: RAISED-FLOOR INSULATION MAY BE OMITTED IF THE FOUNDATION WALLS ARE INSULATED TO MEET THE WALL INSULATION MINIMUMS SHOWN IN TABLE 150.1-A, AND A VAPOR RETARDER IS PLACED OVER THE ENTIRE FLOOR OF THE CRAWL SPACE, AND THE VENTS ARE FITTED WITH AUTOMATICALLY OPERATED LOUVERS, AND THE REQUIREMENTS OF REFERENCE RESIDENTIAL APPENDIX RA4.5.1 ARE MET.
7. UNFIRED HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER OR HAVE INTERNAL INSULATION OF AT LEAST R-16 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION R-VALUE.
8. PIPING SHALL BE INSULATED TO THE THICKNESS AS FOLLOWS:
   - A. ALL DOMESTIC HOT WATER SYSTEM PIPING CONDITIONS LISTED BELOW, WETHER BURIED OR UNBURIED, MUST BE INSULATED AND THE INSULATION THICKNESS SHALL BE SELECTED BASED ON THE CONDUCTIVITY RANGE IN TABLE 120.3-A AND THE INSULATION LEVEL SHALL BE SELECTED FROM THE FLUID TEMPERATURE RANGE BASED ON THE THICKNESS REQUIREMENTS IN TABLE 120.3-A:
     - a. THE FIRST 5 FEET (1.5METERS) OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK.
     - b. ALL PIPING WITH A NOMINAL DIAMETER OF 3/4 INCH (19 MILLIMETER) OR LARGER.
     - c. ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM REGARDLESS OF THE PIPE DIAMETER.
     - d. PIPING FROM THE HEATING SOURCE TO STORAGE TANK OR BETWEEN TANKS.
     - e. PIPING BURIED BELOW GRADE.
     - f. ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES.
   - B. IN ADDITION TO INSULATION REQUIREMENTS, ALL DOMESTIC HOT WATER PIPES THAT ARE BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NON-CRUSHABLE CASING OR SLEEVE.
   - C. PIPE FOR COOLING SYSTEM LINES SHALL BE INSULATED AS SPECIFIED IN SUBSECTION A. DISTRIBUTION PIPING FOR STEAM AND HYDRONIC HEATING SYSTEMS, SHALL MEET THE REQUIREMENTS IN TABLE 120.3-A.
9. RESIDENTIAL LIGHTING: ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.
   - A. ALL FORWARD PHASE CUT DIMMERS USED WITH LED LIGHT SOURCES SHALL COMPLY WITH NEMA SSL7A.
   - B. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.
     - a. EXCEPTION TO SECTION 150.0(k)2B: LIGHTING INTEGRAL TO AN EXHAUST FAN MAY BE ON THE SAME SWITCH AS THE FAN PROVIDED THE LIGHTING CAN BE SWITCHED OFF IN ACCORDANCE WITH THE APPLICABLE PROVISIONS IN SECTION 150.0(k)2 WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME.
   - C. LUMINAIRES SHALL BE SWITCHED WITH READU=ILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.
   - D. LIGHTING CONTROLS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
   - E. NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR VACANCY SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(k).
   - F. LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.
   - G. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IN SECTION 150.0(k) IF AT MINIMUM IT PROVIDES THE FUNCTIONALITY OF A DIMMER IN ACCORDANCE WITH SECTION 110.9, MEETS THE INSTALLATION CERTIFICATE REQUIREMENTS IN SECTION 130.4, THE EMCS REQUIREMENTS IN SECTION 130.5(f), AND COMPLIES WITH ALL OTHER APPLICABLE REQUIREMENTS IN SECTION 150.0(K)2.
   - H. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH VACANCY SENSOR REQUIREMENTS IN SECTION 150.0(k) IF AT MINIMUM IT PROVIDES THE FUNCTIONALITY OF A VACANCY SENSOR IN ACCORDANCE WITH SECTION 110.9, MEETS THE INSTALLATION CERTIFICATE REQUIREMENTS IN SECTION 130.4, THE EMCS REQUIREMENTS IN SECTION 130.5(f), AND COMPLIES WITH ALL OTHER APPLICABLE REQUIREMENTS IN SECTION 150.0(k)2.
   - I. A MULTISCENE PROGRAMMABLE CONTROLLER MAY BE USED TO COMPLY WITH DIMMER REQUIREMENTS IN SECTION 150.0(k) IF AT MINIMUM IT PROVIDES THE FUNCTIONALITY OF A DIMMER IN ACCORDANCE WITH SECTION 110.9, AND COMPLIES WITH ALL OTHER APPLICABLE REQUIREMENTS IN SECTION 150.0(k)2.
   - J. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
   - K. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8.
     - a. EXCEPTION 1 section 150.0(k)2K: LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET.
     - b. EXCEPTION 2 TO SECTION 150.0(k)2k: LUMINAIRES IN HALLWAYS.
     - c. UNDERCABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
10. IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQAULS 20 PERCENT OR LESS OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING FOR THE INTERIOR COMMON AREAS IN THAT BUILDING SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY AN OCCUPANT SENSOR.
11. IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS MORE THAN 20 PERCENT OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING IN THAT BUILDING SHALL:
    - A. COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 110.9, 130.0, 130.1, 140.6 AND A41.0; ANDLIGHTING SHALL BE INSTALLED IN CORRIDORS AND STAIRWELLS SHALL BE CONTROLLED BY OACCUPANT SENSORS THAT REDUCE THE LIGHTING POWER IN EACH SPACE BY AT LEAST 50 PERCENT. THE OCCUPANT SENSORS SHALL BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.

MD MARKAS
DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

REV	DATE	DESCRIPTION	BY
1	02-25-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

TITLE 24

A003

Scale

7/15/20 3:32:49 PM

MD MARKAS DESIGN
4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606

RESIDENTIAL NOTES

1. A MASONRY OR FACTORY-BUILT FIREPLACE SHALL HAVE THE FOLLOWING:
   a) CLOSEABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX;
   b) A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX, WHICH IS AT LEAST SIX SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT-FITTING DAMPER OR COMBUSTION-AIR CONTROL DEVICE
   (EXCEPTION: AN OUTSIDE COMBUSTION-AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE WILL BE INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE WILL NOT BE LOCATED ON AN EXTERIOR WALL) AND;
   c) A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL.
   (TITLE 24, PART 6, CHAPTER 7, SECTION 150 (e)).
   NOTE: IF GREEN CODE APPLICABLE, PROVIDE A SEALED DOOR INSTEAD OF A CLOSEABLE DOOR.
2. ALL HEATING AND/OR COOLING SYSTEMS OTHER THAN WOOD STOVES SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM OR OTHER SETBACK MECHANISM APPROVED BY THE EXECUTIVE DIRECTOR OF THE CALIFORNIA ENERGY COMMISION THAT SHUTS THE SYSTEM OFF DURING PEAK PERIODS OF NONUSE AND THAT ALLOWS THE BUILDING OCCUPANT TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST FOUR PERIODS WITHIN 24 HOURS. (TITLE 24, CHAPTER 7, SECTION 150 (i) 151 (f)).
3. THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT OF ANY LOOSE-FILL INSULATION SHALL CONFORM WITH THE INSULATION MANUFACTURER'S LABELED R-VALUE. (TITLE 24, PART 6, CHAPTER 7, SECTION 150 (b)).
4. INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS:
   a) STORAGE GAS WATER HEATERS WITH AN ENERGY FACTOR EQUAL TO OR LESS THAN THE FEDERAL MINIMUM STANDARDS SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSULATED THERMAL RESISTANCE OF R-12 OR GREATER.
   b) UNFIRED HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION R-VALUE.
   c) PIPING, WHETHER BURIED OR UNBURIED, FOR RECIRCULATING SECTIONS OF DOMESTIC HOT WATER SYSTEMS, PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK FOR AN INDIRECT-FIRED DOMESTIC WATER-HEATING SYSTEM AND THE FIRST FIVE FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NONRECIPROCAL SYSTEMS AND COOLING SYSTEMS SHALL BE THERMALLY INSULATED AS SPECIFIED IN SUBSECTION A & B.
   d) SOLAR WATER-HEATING SYSTEMS AND/OR COLLECTORS SHALL BE CERTIFIED BY THE SOLAR RATING AND CERTIFICATION CORPORATION.
   (TITLE 24, PART 6, CHAPTER 7, SECTION 150 (j)).
5. LIGHTING:
   a) **HIGH EFFICACY LUMINARIES**. A HIGH EFFICACY LUMINAIRE OR LED LIGHT ENGINE WITH INTEGRAL HEAT SINK HAS AN EFFICACY THAT IS NO LOWER THAN THE EFFICACIES CONTAINED IN TABLE 150-C AND IS NOT A LOW EFFICACY LUMINAIRE AS SPECIFIED BY SECTION 150(k)2.
   EXCEPTION 1 TO SECTION 150(k)1: TO QUALIFY AS HIGH EFFICACY, A LUMINAIRE RATED ONLY FOR USE WITH A HIGH INTENSITY DISCHARGE REFLECTOR LAMP SHALL HAVE A MINIMUM LAMP EFFICACY WITHIN 2 LUMENS PER WATT OF THE MINIMUM LAMP EFFICACIES IN TABLE 150-C.
   b) **LIGHTING IN KITCHENS.** A MINIMUM OF 60 PERCENT OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LIGHTING IN KITCHENS SHALL BE HIGH EFFICACY.
   EXCEPTION TO SECTION 150(k)8: UP TO 50 WATTS FOR DWELLING UNIT LESS THAN OR EQUAL TO 2,500 FT2 OR 100 WATTS FOR DWELLING UNIT LARGER THAN 2,500 FT2 MY BE EXEMPT FROM THE 50 PERCENT HIGH EFFICACY REQUIREMENT WHEN THE FOLLOWING CONDITIONS ARE MET:
      A. ALL LOW EFFICACY LUMINARIES IN THE KITCHEN ARE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR, DIMER,ENERGY MANAGEMENT CONTROL SYSTEM (EMCS), OR A MULTI-SCENE PROGRAMMABLE CONTROL SYSTEM; AND
      B. ALL PERMANENTLY INSTALLED LUMINARIES IN GARAGES, LAUNDRY ROOMS, CLOSETS GREATER THAN 70 SQUARE FEET, AND UTILITY ROOMS ARE HIGH EFFICACY AND ARE CONTROLLED BY A MANUALON OCCUPANT SENSOR.
   NOTE: FOR THE PURPOSE OF THIS REQUIREMENT, KITCHEN LIGHTING INCLUDES ALL PERMANENTLY INSTALLED LIGHTING IN THE KITCHEN EXCEPT FOR LIGHTING THAT IS INTERNAL TO CABINETS FOR THE PURPOSE OF ILLUMINATING ONLY THE INSIDE OF THE CABINETS. LIGHTING IN AREAS ADJACENT TO THE KITCHEN, INCLUDING BUT NOT LIMITED TO DINING AND NOOK AREAS, ARE CONSIDERED KITCHEN LIGHTING IF THEY ARE NOT SEPARATELY SWITCHED FROM KITCHEN LIGHTING.
   c) **LIGHTING IN BATHROOM, GARAGES, LAUNDRY ROOMS, CLOSETS, AND UTILITY ROOMS.** PERMANENTLY INSTALLED LUMINARIES IN BATHROOMS, ATTACHED AND DETACHED GARAGES, LAUNDRY ROOMS, CLOSETS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES.
   EXCEPTION 1 TO SECTION 150(k)10: PERMANENTLY INSTALLED LOW EFFICACY LUMINAIRES SHALL BE ALLOWED PROVIDED THAT ARE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR CERTIFIED TO COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 119.
   d) **LIGHTING OTHER THAN THE KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, CLOSETS, AND UTILITY ROOMS.** PERMANENTLY INSTALLED LUMINARIES LOCATED IN ROOMS OR AREAS OTHER THAN IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES.
   EXCEPTION 1 TO SECTION 150(k)11: PERMANENTLY INSTALLED LOW EFFICACY LUMINARIES SHALL BE ALLOWED PROVIDED THEY ARE CONTROLLED BY EITHER A DIMMER SWITCH THAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF SECTION 119, OR BY A MANUAL-ON OCCUPANT SENSOR THAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF SECTION 119. EXCEPTION 2 TO SECTION 150(k)11: LIGHTING IN DETACHED STORAGE BUILDINGS LESS THAN 1000 SQUARE FEET LOCATED ON A RESIDENTIAL SITE IS NOT REQUIRED TO COMPLY WITH SECTION 150(k)11.
   e) **RECESSED LUMINARIES IN INSULATED CEILINGS.** LUMINARIES RECESSED INTO INSULATED CEILINGS SHALL MEET ALL OF THE FOLLOWING CONDITIONS:
   1. BE LISTED, AS DEFINED IN SECTION 101, FOR ZERO CLEARANCE INSULATION CONTACT (IC) BY UNDERWRITERS LABORATORIES OR OTHER NATIONALLY RECOGNIZED TESTING/RATING LABORATORIES; AND,
   2. HAVE A LABEL THAT CERTIFIES THAT THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKEGE LESS THAN 2.0 CFM AT 75 PASCAL WHEN TESTED IN ACCORDANCE WITH ASTM E283; AND **EXCEPTION TO SECTION 150(k)12B**: AN EXHAUST FAN HOUSING SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT.
   3.BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND SHALL HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK; AND
   NOTE: AN EXHAUST FAN SHALL BE SEALED WITH A GASKET OR CAULKED BETWEEN THE EXHAUST FAN HOUSING AND CEILING.
   4.FOR RECESSED LUMINARIES WITH BALLASTS TO QUALIFY AS HIGH EFFICACY FOR COMPLIANCE WITH SECTION 150(k), THE BALLASTS SHALL BE CERTIFIED TO THE COMMISSION TO COMPLY WITH SECTION 119(an); AND
   5.ALLOW BALLASTS MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW THE CEILING WITHOUT REQUIRING THE CUTTING OF HOLES IN THE CEILING.
   f) OUTDOOR LIGHTING. LUMINARIES PROVIDING OUTDOOR LIGHTING, INCLUDING OUTDOOR LIGHTING FOR PRIVATE PATIOS ON LOW-RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS, ENTRANCES, BALCONIES, AND PORCHES, AND WHICH ARE PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES.
   EXCEPTION 1 TO SECTION 150(Mk)13: PERMANENTLY INSTALLED OUTDOOR LOW EFFICACY LUMINARIES SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY A MANUAL ON/OFF SWITCH, A MOTION SENSOR NOT HAVING AN OVERRIDE OR BYPASS SWITCH THAT DISABLES THE MOTION SENSOR, AND ONE OF THE FOLLOWING METHODS:
      A. PHOTOCONTROL NOT HAVING AN OVERRIDE OR BYPASS SWITCH THAT DISABLES THE PHOTOCONTROL; OR
      B. ASTRONOMICAL TIME CLOCK NOT HAVING AN OVERRIDE OR BYPASS SWITCH THAT DISABLES THE ASTRONOMICAL TIME CLOCK; OR
      C. ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) NOT HAVING AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON.
   EXCEPTION 2 TO SECTION 150(k)13: OUTDOOR LUMINARIES USED TO COMPLY WITH EXCEPTION 1 TO SECTION 150(k)13 MAY BE CONTROLLED BY A TEMPORARY OVERRIDE SWITCH WHICH BYPASSES THE MOTION SENSING FUNCTION PROVIDED THAT THE MOTION SENSOR IS AUTOMATICALLY REACTIVATED WITHIN 6 HOURS.**EXCEPTION 3 TO SECTION 150(k)13**: PERMANENTLY INSTALLED LUMINARIES IN OR AROUND SWIMMING POOLS, WATER FEATURES, OR OTHER LOCATIONS SUBJECT TO ARTICLE 680 OF THE CALIFORNIA ELECTRIC CODE NEED TO BE HIGH EFFICACY LUMINARIES.
   g) **PARKING LOTS AND GARAGES.** LIGHTING FOR PARKING LOTS AND CARPORTS WITH A TOTAL EIGHT OR MORE VEHICLES SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 130, 132, 134, AND 147. LIGHTING FOR PARKING GARAGES FOR EIGHT OR MORE VEHICLES SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 130, 131, 134, AND 146.
   h) **COMMON AREAS OF LOW-RISE RESIDENTIAL BUILDINGS.** PERMANENTLY INSTALLED LIGHTING IN THE ENCLOSED, NON-DWELLING SPACES OF LOW RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS SHALL BE HIGH EFFICACY LUMINARIES.
   EXCEPTION TO SECTION 150(mk)16: PERMANENTLY INSTALLED LOW EFFICACY LUMINARIES THAT ARE SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION THE APPLICABLE REQUIREMENTS OF 119. (TITLE 24, PART 6, CHAPTER 7, SECTION 150 (k)).
6. MATERIAL USED FOR SLAB EDGE INSULATION SHALL MEET THE FOLLOWING MINIMUM SPECIFICATIONS:
   a)WATER ABSORPTION RATE NO GREATER THAN 0.3 PERCENT.
   b)WATER VAPOR PERMEANCE NO GREATER THAN 2.0 PERM/INCH.
   c)CONCRETE SLAB PERIMETER INSULATION MUST BE PROTECTED FROM
   PHYSICAL DAMAGE AND ULTRAVIOLET LIGHT DETERIORATION.
   (TITLE 24, PART 6, CHAPTER 7, SECTION 150 (i)).
7. CONCRETE-SLAB FLOOR PERIMETER INSULATION SHALL BE PROVIDED 16 INCHES DEEP, OR THE DEPTH OF THE FOOTING OF THE BUILDING, WHICHEVER IS LESS. (TITLE 24, PART 6, CHAPTER 8, SECTION 151 (f)).
8. IF INSULATION IS INSTALLED IN THE EXISTING ATTIC OF A LOW-RISE RESIDENTIAL BUILDING, THE TOTAL RESULTANT R-VALUE AFTER ADDITION OF INSULATION SHALL BE AT LEAST R-30. (TITLE 24, PART 6, CHAPTER 2, SECTION 118).
9. RAISED FLOORS SEPARATING CONDITIONED SPACES FROM UNCONDITIONED SPACES SHALL BE INSULATED BETWEEN WOOD-FRAMING MEMBERS WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-13 OR GREATER. (TITLE 24, PART 6, CHAPTER 7, SECTION 150 (d)).

GENERAL NOTES

1. ALL SYSTEMS, EQUIPMENT AND/OR BUILDING COMPONENTS SHALL COMPLY WITH THE APPLICABLE MANUFACTURER PROVISIONS AND INSTALLATION PROVISIONS OF TITLE 24, PART 6, CHAPTER 2, SECTIONS 111 THROUGH 119.
2. ALL APPLIANCES FOR WHICH A CALIFORNIA STANDARD HAS BEEN ESTABLISHED IN THE APPLIANCE EFFICIENCY REGULATIONS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLIANT WITH THE APPLICABLE STANDARDS. (TITLE 24, PART 6, CHAPTER 2, SECTION 111).
3. SERVICE WATER-HEATING SYSTEMS THAT HAVE A TOTAL CAPACITY GREATER THAN 167,000 Btu/hr, SHALL HAVE A SEPARATE REMOTE HEATERS, HEAT EXCHANGERS, OR BOOSTERS TO SUPPLY HIGHER TEMPERATURE AS LISTED IN THE 1995 ASHRA E HANDBOOK. (TITLE 24, PART6, CHAPTER 2, SECTION 113).
4. CONTROLS FOR SERVICE WATER-HEATING SYSTEMS SHALL LIMIT THE OUTLET TEMPERATURE AT PUBLIC LAVATORIES TO 110F. (TITLE 24, PART 6, CHAPTER2, SECTION 113)
5. UNFIRED SERVICE WATER-HEATING STORAGE TANKS AND BACKUP TANKS FOR SOLAR WATER-HEATING SYSTEMS SHALL HAVE:
   a)EXTERNAL INSULATION WITH AN INSTALLED R-VALUE OF ATA LEAST R-12, OR
   b)INTERNAL AND EXTERNAL INSULATION WITH A COMBINED R-VALUE OF AT LEAST R-16, OR
   c)THE HEAT LOS OF THE TANK SURFACE, BASED ON AN 80F WATER-AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 Btu/hrPER SQUARE FOOT. (TITLE 24, PART 6, CHAPTER 2, SECTION 113).
6. SPACE CONDITIONING EQUIPMENT SHALL MEET THE EFFICIENCY STANDARDS SPECIFIED IN TITLE 24, PART 6, CHAPTER 2, SECTION 112.
7. PILOT LIGHTS SHALL BE PROHIBITED FOR:
   a)FAN-TYPE CENTRAL FURNACES
   b)HOUSEHOLD COOKING APPLIANCE, EXCEPT NOTED BELOW.
   c)POOL HEATERS.
   d)SPA HEATERS.
   EXCEPT FOR HOUSEHOLD COOKING APPLIANCES WITHOUT AN ELECTRICAL SUPPLY VOLTAGE CONNECTION AND IN WHICH EACH PILOT CONSUMES LESS THAN 150 Btu/hr (TITLE 24, PART 6, CHAPTER 2, SECTION 115).
11. MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING 0.3cfm/ft2 OF NON-RESIDENTIAL SINGLE DOOR AREA, AND 1.0 cfm/ft2 OF NON-RESIDENTIAL DOUBLE DOOR AREA.
12. FENESTRATION PRODUCTS SHALL BE CERTIFIED FOR OVERALL U-VALUES AND OVERALL SHGC, AND SHALL HAVE A TEMPORARY LABEL HICH LISTS THE CERTIFIED U-VALUE AND SHGC, AND CERTIFIES THAT APPLICABLE AIR INFILTRATION REQUIREMENTS ARE MET. (TITLE 24, PART 6, CHAPTER 2, SECTION 116).
13. FIELD MANUFACTURED FENESTRATION PRODUCT SAND EXTERIOR DOORS OTHER THAN UNFRAMED GLASS DOORS AND FIRE DOORS, SHALL BE CAULKED BETWEEN THE FENESTRATION PRODUCTS OR EXTERIOR DOR AND THE BUILDING, AND SHALL BE WEATHERSTRIPPED. (TITLE 24, PERT 6, CHAPTER 2, SECTION 116).
14. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION.
   TITLE 24, PART 6, CHAPTER 2, SECTION 117).
15. INSULATION SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLIANT WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. TITLE 24, PART 12, CHAPTER 12 & 13, CCR. (TITLE 24, PART 6, CHAPTER 2, SECTION 118).
16. UREA FORMALDEHYDE INSULATION MAY ONLY BE USED IN EXTERIOR SIDE WALLS, AND REQUIRES A FOUR-MIL-THICK PLASTIC POLYETHYLENE VAPOR BARRIER BETWEEN THE UREA FORMALDEHYDE FOAM INSULATION AND THE INTERIOR SPACE.
   (TITLE 24, PART 6, CHAPTER 2, SECTION 118).
17. ALL INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE CBC.
   (TITLE 24, PART 6, CHAPTER 2, SECTION 118).
18. IF INSULATION IS INSTALLED ON AN EXISTING SPACE CONDITIONING DUCT, IT SHALL COMPLY WITH SECTION 605 OF THE CMC.
   (TITLE 24, PART 6, , CHAPTER 2, SECTION 118).
19. IF EXTERNAL INSULATION IS INSTALLED ON AN EXISTING UNFIRED WATER STORAGE TANK OR ON AN EXISTING BACK-UP TANK FOR A SOLAR WATER-HEATING SYSTEM. IT SHALL HAVE AN R-VALUE OF AT LEAST R-12, OR THE HEAT LOSS OF THE TANK SURFACE BASED ON AN 80F WATER-AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 Btu PER HOUR PER SQUARE FOOT.
   (TITLE 24, PART 6, CHAPTER 2, SECTION 118).
20. SERVICE WATER-HEATING SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC TEMPERATURE CONTROLS CAPABLE OF ADJUSTMENT FROM THE LOWEST TO THE HIGHEST ACCEPTABLE TEMPERATURE SETTINGS FOR THE INTENDED USE AS LISTED IN TABLE 2, CHAPTER 49 OF THE ASHRAE HANDBOOK, AND HVAC APPLICATION VOLUME (TITLE 24, PART 6, CHAPTER 2, SECTION 113).
21. SEVICE HOT WATER SYSTEMS WITH CIRCULATING PUMPS OR WITH ELECTRICAL HEAT TRACE SYSTEMS SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE SYSTEM. (TITLE 24, PART 6, CHAPTER 2, SECTION 113).
22. THE OPAQUE PORTIONS OF FRAMED DEMISING WALLS SHALL HAVE INSULATION WITH AN INSTALLED R-VALUE OF AT LEAST R-13 BETWEEN FRAMING MEMBERS. (TITLE 24, PART 6, CHAPTER 2, SECTION 118).

LOW RISE RESIDENTIAL BUILDINGS

1. PRESCRIPTIVEREQUIREMENT FOR BUILDING ENVELOPE: THE WEST FACING WINDOWS SHALL NOT EXCEED 5% OF THE GROSS WEST FACING EXTERIOR WALL AREA.
2. REPLACEMENT FENESTRATION, WHERE ALL THE GLAZING IN AN EXISTING FENESTRATION OPENING IS REPLACED WITH A NEW MANUFACTURED FENESTRATION PRODUCT, SHALL NOT EXCEED THE U-FACTOR AND SOLAR HEAT GAIN COEFFICIENT REQUIREMENTS OF PACKAGE D OR AS DETERMINED BY PERFORMANCE APPROACH. (152 (b)).
3. COMPLIANCE FORM / CALCULATIONS SHOWS DUCT SEALING IS REQUIRED. STATE ON PLANS 3rd PARTY TESTING AGENCY SHALL TEST DUCTS FOR LEAKAGE. CERTIFICATE OF FIELD VERIFICATION AND DIAGNOSTIC TESTING SIGNED ANDDATED BY HERS SHALL BE SUBMITTED TO BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.
4. COMPLIANCE CREDIT FOR AIR RETARDING WRAP IN LOW RISE RESIDENTIAL BUILDINGS, SHOW AIR RETARDING WRAP ON CONSTRUCTION SECTION.

MD MARKAS
DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

REV	DATE	DESCRIPTION	BY
1	02-26-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

ENERGY CONSERVATION NOTES

A008

Scale

7/15/20 3:32:49 PM

4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606

ABBREVIATIONS

A.B.	ANCHOR BOLT
AC.	ACOUSTIC (AL)
A/C	AIR CONDITIONING
AC.PL.	ACOUSTICAL PLASTER
AC.T.	ACOUSTICAL TILE
A.D.	AREA DRAIN
ADD.	ADDENDUM
A.F.F.	ABOVE FINISH FLOOR
AL.	ALUMINUM
ALT.	ALTERNATIVE
ANC.	ANCHOR, ANCHORAGE
ANDD.	ANODIZED
A.P.	ACCESS PANEL
APPROX.	APPROXIMATE
ARCH.	ARCHITECT (URAL)
ASB.	ASBESTOS
ASPH.	ASPHALT
A.T.	ASPHALT TILE
AUTO.	AUTOMATIC
BD.	BOARD
BET.	BETWEEN
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BOT.	BOTTOM
BRZ.	BRONZE
B.S.	BOTH SIDES
BSMT.	BASEMENT
B.W.	BOTHWAYS
CAB.	CABINET
CAD.	CADMIUM
C.B.	CATCH BASIN
C.C.	CENTER TO CENTER
CEM.	CEMENT
CER.	CERAMIC
C.FL.	COUNTER FLASHING
C.I.	CAST IRON
C.L.	CENTER LINE
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR (ANCE)
COL.	COLUMN
COMB.	COMBINATION
COMPO.	COMPOSITION
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CORP.	CORPORATION
CPT.	CARPET
C.T.	CERAMIC TILE
CTR.	COUNTER
CTSK.	COUNTERSUNK
C.M.U.	CONCRETE MASONRY UNIT
D.	DRAIN
DB.	DECIBEL
DBL.	DOUBLE
DEM.	DEMOLITION
DIA.	DIAMETER
DIAG.	DIAGONAL
DIFF.	DIFFUSER
DIM.	DIMENSION
DIV.	DIVISION
DMT.	DEMOUNTABLE
DN.	DOWN
DP.	DAMPROOFING
DPT.	DEPARTMENT
DR.	DOOR
D.S.	DOWN SPOUT
D.S.P.	DRY STAND PIPE
DTL.	DETAIL
DW.	DISHWASHER
DWG.	DRAWING
E.P.	EXPANSION BOLT
E.F.	EACH FACE
E.G.	EXISTING GRADE
EL.	ELEVATION
ELEC.	ELECTRIC (AL)
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSE (URE)
ENGR.	ENGINEER
EQ.	EQUAL
EQUIP.	EQUIPMENT
EST.	ESTIMATE
EXH.	EXHAUST
EXIST.	EXISTING
EXP.	EXPOSED
EXT.	EXTERIOR
E.W.	EACH WAY
F.A.U.	FORCED AIR UNIT
FBD.	FIBERBOARD
F.D.	FLOOR DRAIN
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIG.	FIGURE
FIN.	FINISH (ED)
FIXT.	FIXTURE
FLG.	FLASHING
FLR.	FLOOR (ING)
FLOUR.	FLUORESCENT
FND.	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M	FACE OF MASONRY
FR.	FRAME (D) (ING)
F.S.	FLOOR SINK
FT.	FOOT, FEET
FUR.	FURRED (ING)
FTG.	FOOTING
GA.	GAUGE
GALV.	GALVANIZED
G.D.	GARBAGE DISPOSAL
G.I.	GALVANIZED IRON
GL.	GLASS, GLAZING
GP.BD.	GYPSUM BOARD
GP.L.	GYPSUM LATH
GP.PL.	GYPSUM PLASTER
GR.	GRADE, GRADING
GRN.	GRANITE
G.S.	GALVANIZED STEEL
H.B.	HOSE BIB
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.PT.	HIGH POINT
HT.	HEIGHT
HTG.	HEATING
HT.W.	HOT WATER HEATER
H.V.A.C.	HEATING / VENTILATING / AIR CONDITIONING
I.D.	INSIDE DIAMETER
INCL.	INCLUDE (D) (ING)
INFO.	INFORMATION
INSUL.	INSULATE (D) (TION)
INT.	INTERIOR
JST.	JOIST
JT.	JOINT
KIT.	KITCHEN
L.	LENGTH
LAM.	LAMINATE (D)
LAV.	LAVATORY
L.B.	LAG BOLT
LG.	LONG
L.H.	LEFT HAND
LIC.	LICENSE
L.PT.	LOW POINT
LT.	LIGHT
LW.	LIGHTWEIGHT
LW.C.	LIGHTWEIGHT CONCRETE

MACH.	MACHINE
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANIC (AL)
MEZZ.	MEZZANINE
MFR.	MANUFACTURE (R)
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.L.	METAL LATH
MLD.	MOLDING, MOULDING
MMB.	MEMBRANE
M.O.	MASONRY OPENING
MOD.	MODULAR
MOV.	MOVABLE
MRB.	MARBLE
MT.FR.	METAL FURRING
MTL.	METAL
MULL.	MULLION
M.W.	MICROWAVE
NOM.	NOMINAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
OA.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
OPP.	OPPOSITE
P.CPL.	CEMENT PLASTER (PORTLND)
P.E.	PORCELAIN ENAMEL
PERF.	PERFORATE (D)
P.G.	PLATE GLASS
PL.	PLATE
P.LAM.	PLASTER LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PNL.	PANEL
PNT.	POINT
PR.	PAIR
PT.	PAINT
P.T.D.F.	PRESSURE HEATED DOUGLAS FAIR
PTN.	PARTITION
P.V.C.	POLYVINYL CHLORIDE
PVMT.	PAVEMENT
PWDR.	POWDER
X.T.	QUARRY TILE
R.	RISER
R.A.	RETURN AIR
RAD.	RADIUS
R.B.	RESILIENT BASE
RB.T.	RUBBER TILE
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCE (D) (ING)
REQ.	REQUIRED
RES.	RESILIENT
RET.	RETURN
REV.	REVISION, REVISED
RFL.	REFLECT (ED) (IVE) (OR)
R.H.	RIGHT HAND
RND.	ROUND
RM.	ROOM
R.O.	ROUGH OPENING
S.C.	SOLID CORE
S.D.	STORM DRAIN
SEC.	SECTION
SHT.	SHEET
SHWR.	SHOWER
SIM.	SIMILAR
SPEC.	SPECIFICATION (S)
SQ.	SQUARE
S.ST.	STAINLESS STEEL
ST.	STEEL
STD.	STANDARD
STOR.	STORAGE
STR.	STRUCTURE
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.	TREAD
T.C.	TOP OF CURB
TEL.	TELEPHONE
TEMP.	TEMPERED
TERR.	TERRAZZO
TEXT.	TEXTURED
T.&G.	TONGUE AND GROOVE
THK.	THICK (NESS)
THR.	THRESHOLD
T.O.S.	TOP OF SLOPE
T.O.SL	TOP OF SLAB
T.O.ST.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.O.P.	TOP OF PLATE
TR.C.	TRASH COMPACTOR
TV.	TELEVISION
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.O.N.	UNLESS OTHERWISE NOTED
VENT.	VENTILATE (TION)
VERT.	VERTICAL
VEST.	VESTIBULE
VISQ.	VISQUEEN
V.T.	VINYL TILE
W.	WIDTH, WIDE
W/	WITH
W/O	WITHOUT
W.C.	WATERCLOSET
WD.	WOOD
W.G.	WIRE GLASS
W.H.	WATER HEATER
W.I.	WROUGHT IRON
W.M.	WIRE MESH
W.P.	WATERPROOFING
W.PT.	WORKING POINT
WSCT.	WAINSCOT
W.W.F.	WELDED WIRE FABRIC

DRAWING SYMBOLS

ARCHITECTURAL

- BUILDING SECTION REFERENCE DRAWING NO.
- INTERIOR ELEVATION
- DETAIL NUMBER REFERENCE DRAWING NO.
- DETAIL WALL SECTION REFERENCE DRAWING NO.
- COLUMN GRID LINES
- DIAMETER INDICATION
- NEW CONTOURS ON HIGH SIDE
- EXISTING CONTOURS ELEVATIONS NOTED ON HIGH SIDE
- NEW OR REQUIRED POINT ELEVATION
- EXISTING POINT ELEVATION
- WINDOW NUMBER
- DOOR ROOM / SPACE NUMBER
- LEVEL LINE CONTROL POINT OR DATUM

MECHANICAL

- WALL MOUNTED RETURN REGISTER
- ADJUSTABLE SINGLE MOUNTED AIR SUPPLY REGISTER
- SUPPLY FLOOR REGISTER
- SUPPLY CEILING REGISTER
- SUPPLY DUCT SECTION
- CEILING LINEAR DECORATIVE RETURN AIR GRILL
- RETURN FLOOR REGISTER
- RETURN CEILING REGISTER
- RETURN DUCT SECTION
- THERMOSTAT
- EXHAUST FAN
- GAS VALVE
- VOLUME DAMPER

ELECTRICAL

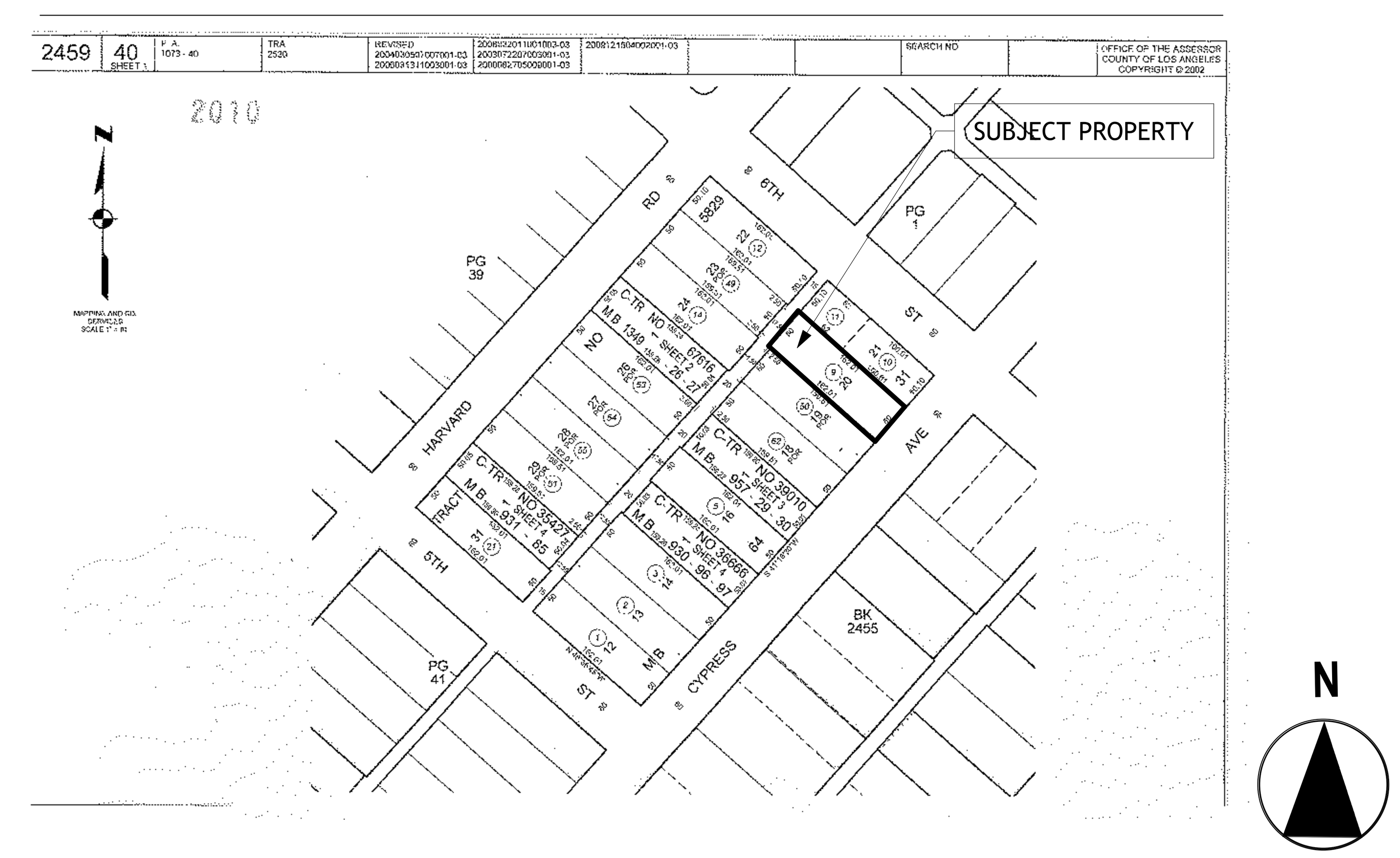
- 110/120 V DUPLEX OUTLET
- JUNCTION BOX
- FOURPLEX SPLIT WIRE OUTLET
- DUPLEX OUTLET W/ 1/2 SWITCHED
- 208V (240V) OUTLET
- WATERPROOF DUPLEX OUTLET
- FLOOR OUTLET
- CEILING OUTLET
- THREE WAY SWITCH
- SWITCH
- CEILING MOUNTE LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- RECESSED DOWN LIGHT
- DIRECTIONAL EYEBALL DOWN LIGHT
- PIN LIGHT
- VAPOR PROOF LIGHT
- HEAT LAMP
- FOUR WAY SWITCH
- LOW VOLTAGE LIGHT FIXTURE
- SINGLE TUBE FLUORESCENT LIGHT
- THERMOSTAT
- SMOKE DETECTOR
- FAN / LIGHT (SEE NOTE BELOW)
- 2 X 4 FLUORESCENT LIGHT
- 1 X 4 FLUORESCENT LIGHT
- DUAL FLOOD LIGHT
- RECESSED AISLE LIGHT
- ELECTRICAL DISTRIBUTION PANEL
- PUSH BUTTON
- GARAGE DOOR OPENER
- CEILING FAN
- TELEPHONE PANEL
- TELEPHONE OUTLET
- TELEPHONE FLOOR OUTLET
- TELEVISION OUTLET
- DIMMER SWITCH
- JAMB SWITCH

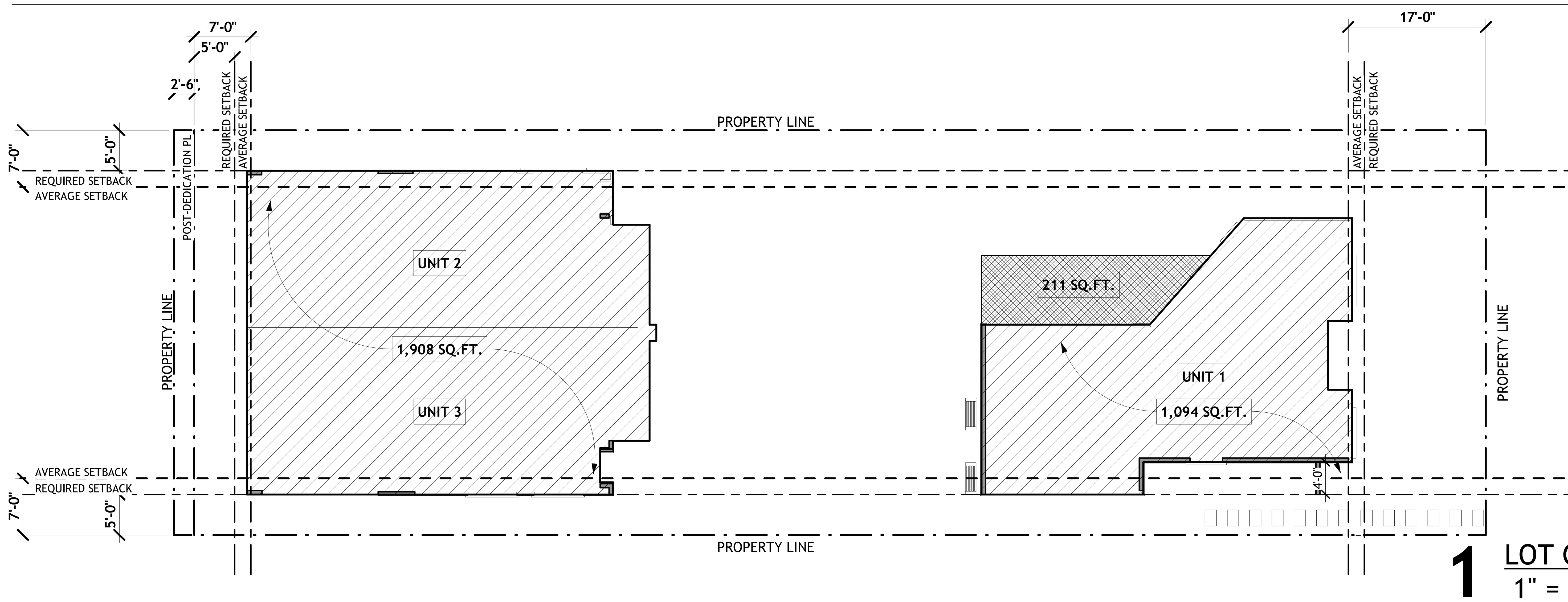
PLUMBING

- HOSE BIB LOCATION
- GAS SUPPLY
- GAS VALVE LOCATION
- SHOWER HEAD LOCATION
- PLUMBING FIXTURE LOCATION
- STEAMER OUTLET

VICINITY MAP

ASSESSOR PARCEL MAP





1 LOT COVERAGE CALCS.
1" = 10'-0"

LOT COVERAGE CALCULATION

LOT AREA: 8,100 SQ.FT.
MAX. LOT COVERAGE: 60%
MAX. LOT COVERAGE ALLOWED: 4,860 SQ.FT.

PROPOSED LOT COVERAGE:

UNIT 1 AREA: 1,094 SQ.FT.

UNITS 2 & 3 AREA: 1,908 SQ.FT.

CANTILEVERED AREA: 211 SQ.FT

TOTAL: 3,213 SQ.FT. < 4,860 SQ.FT.

3,213SQ.FT. / 8,100 = 39.6%

MARKAS
DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

REV	DATE	DESCRIPTION	BY
1	02-25-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

PROJECT INFO

A100

Scale 1" = 10'-0"

7/15/20 3:32:51 PM

MD MARKAS DESIGN
4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606

SECURITY STANDARDS

DOORS

ALL EXTERIOR OPENINGS, DOORS BETWEEN HOUSE AND GARAGE, WINDOWS AND THEIR HARDWARE; SHALL BE POTENTIALLY CONSIDERED SECURITY OPENINGS AND SHALL COMPLY WITH ALL SUCH PROVISIONS OF CHAPTER 67 OF THE BUILDING CODE.

A. A SINGLE SWINGING DOOR, ACTIVE LEAF OR A PAIR OF DOORS AND THE BOTTOM LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEADBOLT AND A DEAD LOCKING LATCH. BOTH KEY OPERATED FROM OUTSIDE. DEADBOLT SHALL HAVE A HARDENED INSERT ONE (1) INCH MINIMUM THROW AND THREE-FOURTHS (3/4) INCH MINIMUM EMBEDMENT INTO JAMB. A SINGLE OR DOUBLE DOOR SHALL BE EQUIPPED WITH A SINGLE CYLINDER DEADBOLT LOCK. THE BOLT SHALL HAVE A MINIMUM PROJECTION OF ONE (1) INCH AND BE CONSTRUCTED SO AS TO REPEL CUTTING TOOL ATTACK.

THE CYLINDER SHALL HAVE A GUARD, A MINIMUM OF FIVE PIN TUMBLERS, AND SHALL BE CONNECTED TO THE INNER PORTION OF THE LOCK BY CONNECTING SCREWS OF AT LEAST ONE-FOURTH (1/4) INCH IN DIAMETER. ALL INSTALLATION SHALL BE DONE SO THAT THE PERFORMANCE OF THE LOCKING DEVICE WILL MEET THE INTENDED ANTIBURGLARY REQUIREMENTS. (IT MAY BE DESIRED TO HAVE DEAD BOLTS CONSTRUCTED SO AS TO PREVENT THE KEY FROM BEING REMOVED FROM THE INTERIOR CYLINDER WHEN THE BOLT IS PROJECTED). A DUAL LOCKING MECHANISM CONSTRUCTED SO THAT BOTH DEADBOLT AND LATCH CAN BE RETRACTED BY A SINGLE ACTION OF THE INSIDE DOOR KNOB, OR LEVER, MAY BE SUBSTITUTED PROVIDED IT MEETS ALL OTHER SPECIFICATIONS FOR LOCKING DEVICES.

THE INACTIVE LEAF OF DOUBLE DOOR(S) SHALL BE EQUIPPED WITH METAL FLUSH BOLTS HAVING A MINIMUM EMBEDMENT OF FIVE-EIGHTS (5/8) INCH INTO THE HEAD AND THRESHOLD OR THE DOOR FRAME.

B. THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEADBOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE FRAMING WITH SCREWS NOT LESS THAN TWO AND ONE-HALF (2 1/2) INCHES IN LENGTH.

DEADBOLT STRIKE PLATES SHALL BE CONSTRUCTED OF A MINIMUM OF SIXTEEN (16) U.S. GAUGE STEEL, BRONZE, OR BRASS SECURED TO THE JAMB BY A MINIMUM OF TWO SCREWS, WHICH MUST PENETRATE AT LEAST TWO (2) INCHES INTO THE SOLID BACKING BEYOND THE SURFACE TO WHICH THE STRIKE IS ATTACHED.

C. DOOR JAMBS SHALL BE INSTALLED WITH SOLID BACKING IN SUCH A MANNER THAT NO VOIDS EXIST BETWEEN THE STRIKE SIDE OF THE JAMB AND THE FRAME OPENING FOR A VERTICAL DISTANCE OF SIX (6) INCHES EACH SIDE OF THE STRIKE.

IN WOOD FRAMING, HORIZONTAL BLOCKING SHALL BE PLACED BETWEEN STUDS AT DOOR LOCK HEIGHT FOR THREE (3) STUD SPACES EACH SIDE OF THE DOOR OPENINGS. TRIMMERS SHALL BE FULL LENGTH FROM THE HEADER TO THE FLOOR WITH SOLID BACKING AGAINST SOLE PLATES.

DOOR STOPS ON WOODEN JAMBS FOR IN-SWINGING DOORS SHALL BE OF ONE PIECE CONSTRUCTION WITH THE JAMB. JAMBS FOR DOORS SHALL BE CONSTRUCTED OR PROTECTED SO AS TO PREVENT VIOLATION OF THE STRIKE.

A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF THREE-FOURTHS (3/4) INCH.

D. DOOR HINGE PINS ACCESSIBLE FROM THE OUTSIDE SHALL BE NON- REMOVABLE. BURGLAR PROOF HINGE PINS ARE REQUIRED FOR ALL FRENCH DOORS THAT SWING OUT. ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE MINIMUM ONE-FOURTH (1/4) INCH DIAMETER HINGE PINS. IN ADDITION, THEY SHALL HAVE MINIMUM ONE-FOang1033 URTH (1/4) INCH DIAMETER STEEL JAMB STUDS WITH ONE-FOURTH (1/4) INCH MINIMUM PROJECTION UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.

E. DOORS WITH SLIDE BOLT ASSEMBLIES SHALL HAVE MINIMUM OF POINT ONE TWO (.120) INCHES THICKNESS, WITH A MINIMUM BOLT DIAMETER OF ONE- HALF (1/2) INCH AND PROTRUDE AT LEAST ONE AND ONE-HALF (1 1/2) INCHES INTO THE RECEIVING GUIDE. A BOLT DIAMETER OF THREE-EIGHTS (3/8) INCH MAY BE USED IN A RESIDENTIAL BUILDING. THE SLIDE BOLT SHALL BE ATTACHED TO THE DOOR WITH NON-REMOVABLE BOLTS FROM THE OUTSIDE. RIVETS SHALL NOT BE USED TO ATTACH SLIDE BOLT ASSEMBLIES.

F. OVERHEAD AND SLIDING GARAGE DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A HARDENED STEEL SHACKLE METAL SLIDE BAR BOLT OR EQUIVALENT WHEN NOT OTHERWISE LOCKED BY ELECTRIC POWER OPERATION. DOORS SHALL HAVE PANELS A MINIMUM OF FIVE-SIXTEENTHS (5/16) INCH IN THICHNESS WITH THE LOCKING HARDWARE BEING ATTACHED TO THE SUPPORT FRAMING.

DOORS UTILIZING A CYLINDER LOCK SHALL HAVE A MINIMUM FIVE (5) PIN TUMBLER OPERATION WITH THE LOCKING BAR OR BOLT EXTENDING INTO THE RECEIVING GUIDE A MINIMUM OF ONE (1) INCH.

G. SLIDING GLASS DOORS AND WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO TESTS SPECIFIED IN 91.6731.

H. EXIT DOORS--EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE APPROVED. EXIT DOOR MUST OPEN OVER A LANDING NO MORE THAN ONE (1) INCH BELOW THE THRESHOLD.

I. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHEN- EVER THE CYLINDER PROJECTS BEYOND THE FACE OF DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.

J. SLIDING DOORS AND WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.

K. OTHER OPERABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES.

L. PROVIDE DOOR VIEWERS, VIEW PORTS OR VIEWING WINDOWS AT DWELLING ENTRANCE DOORS. VIEW PORTS SHALL NOT EXCEED ONE AND ONE-HALF (1 1/2) INCHES IN ANY DIMENSION UNLESS THEY ARE LOCATED AS IS REQUIRED FOR WINDOWS.

M. ALL WOOD DOORS SHALL BE OF SOLID CORE CONSTRUCTION WITH MINIMUM THICKNESS OF ONE AND THREE-FOURTHS (1 3/4) INCHES OR WITH PANELS NOT LESS THAN NINE-SIXTEENTHS (9/16) INCH THICK.

N. DOOR FRAMES SHALL BE PLUMB AND TRUE, RIGIDLY SECURED, AND PROTECTED DURING THE COURSE OF CONSTRUCTION. DOORS SHALL OPERATE FREELY, BUT NOT LOOSELY, WITHOUT STICKING OR BINDING. WITHOUT HINGE BOUND CONDITIONS AND WITH ALL HARDWARE PROPERLY ADJUSTED AND FUNCTIONING.

GLASS AND GLAZING

IN LOCATIONS WHICH MAY BE SUBJECT TO HUMAN IMPACT SUCH AS FRAME LESS GLASS DOORS, GLASS ENTRANCE AND EXIT DOORS, ENCLOSURES, AND STORM DOORS SHALL MEET THE REQUIREMENTS SET FORTH IN THE UNIFORM BUILDING CODE APPLICABLE EDITION, STATE AND LOCAL CODES, AND THE SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS (16 CFR 120).

A. NO GLAZING SHALL BE PERIMETER WITHIN FORTY (40) INCHES OF THE LOCKING DEVICE OF ANY DOOR WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION, IF THE DOOR IS OPEN ABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, AND SHALL BE FULLY TEMPERED/APPROVED BURGLARY RESISTANT/PROTECTED BY BARS, SCREENS OR GRILLS OR THE LOCK SHALL BE KEY OPERATED FROM THE INSIDE.

B. ALL GLASS DOORS, ADJACENT PANELS AND GLAZED OPENINGS WITHIN EIGHTEEN (18) INCHES OF THE ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD.

C. NARROW FRAMED GLASS DOORS SHALL HAVE A SINGLE PANE MINIMUM ONE-FOURTH (1/4) INCH FULLY TEMPERED GLASS.

WEATHER STRIPPING

A. ALL SLIDING, SWINGING DOORS, AND WINDOWS OPENING TO THE EXTERIOR OR TO UNCONDITIONED AREAS SHALL BE FULLY WEATHER STRIPPED, SEALED WITH GASKETS, OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION.

B. ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE AIR INFILTRATION STANDARDS OF THE 1994 AMERICAN NATIONAL STANDARDS INSTITUTE ASTM E283-73 WITH A PRESSURE DIFFERENTIAL OF ONE POINT FIVE SEVEN (1.57) POUNDS PER SQUARE FOOT AND SHALL BE CERTIFIED AND LABELED.

IDENTIFICATION

STREET NUMBERS AND OTHER IDENTIFYING DATA SHALL BE DISPLAYED AS FOLLOWS:

A. ALL RESIDENTIAL DWELLINGS SHALL DISPLAY A STREET NUMBER IN A PROMINENT LOCATION ON THE STREET SIDE OF THE RESIDENCE IN SUCH A POSITION THAT THE NUMBER IS VISIBLE TO APPROACHING EMERGENCY VEHICLES FROM BOTH DIRECTIONS. THE NUMERALS SHALL BE OF CONTRASTING COLOR TO THE BACKGROUND TO WHICH THEY ARE ATTACHED AND FOUR (4) INCHES MINIMUM IN HEIGHT. FLAG LOTS WILL HAVE THEIR ADDRESSES DISPLAYED IN A PROMINENT POSITION AT THE DRIVEWAY INTERSECTION WITH THE STREET.

B. BUILDING SHALL BE NUMBERED IN LOGICAL SEQUENCE PRIOR TO OCCUPANCY.

C. NOTHING IN THIS SECTION SHALL PREVENT THE USE OF ADDITIONAL NUMBERING AS DEVICES, SUPPLEMENTAL TO THE REQUIRED NUMBERING SUCH AS REFLECTIVE NUMBERS ON STREET CURBS OR DECORATIVE NUMBERING

SITE WORK/GRADING

1. STAKE OUT BUILDING(S) AS SHOWN ON SITE PLAN OR GRADING PLAN.
2. GRADING SITE TO ELEVATIONS SHOWN ON GRADING PLAN. CUT OR FILL AS REQUIRED. ALL PORTIONS OF THE SITE, INCLUDING YARDS, AREAWAYS, COURTYARDS AND PASSAGEWAYS SHALL BE PROPERLY GRADED SO THAT WATER DRAINS AWAY FROM THE BUILDINGS.
3. ALL EXCESS DIRT AND TRASH ARE TO BE REMOVED FROM SITE.
4. ALL GRADING TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES AND APPROVED SOILS AND/OR GEOLOGY REPORT.
5. THE CONTRACTORS SHALL TAKE ALL NECESSARY MEASURES TO FULLY PROTECT ADJACENT PROPERTIES.

ENERGY STANDARDS

1. THE BUILDING DESIGN AND PLANS CONFORM TO REQUIRE STATE OF CALIFORNIA ENERGY REGULATIONS (TITLE 24, PART 2, CHAPTER 2-53) IN ACCORDANCE WITH THE ATTACHED ENERGY CALCULATIONS. SEE COMPLIANCE REPORT FOR TITLE 24 ON PLANS.
2. A CERTIFICATE OF COMPLIANCE, SIGNED BY THE OWNER / BUILDER SHALL BE GIVEN TO THE DEPARTMENT OF BUILDING AND SAFETY STATING THAT THE WORK HAS BEEN INSTALLED ACCORDING TO THE PLANS AND SPECIFICATIONS EFFECTING RESIDENTIAL ENERGY STANDARDS. THE CERTIFICATE SHALL STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE, AND WEIGHT PER SQUARE FOOT.
3. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT A LIST OF THE HEATING, COOLING, WATER HEATING, AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
4. A MAINTENANCE LABEL SHALL BE AFFIXED TO ALL EQUIPMENT REQUIRING PREVENTIVE MAINTENANCE, AND A COPY OF THE MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED FOR THE OWNER'S USE.
5. INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2-53 AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2, SUBCHAPTER 4, ARTICLE 3.
6. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL.
7. DOORS AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OF UNCONDITIONED SPACES SUCH AS GARAGES AND COMPARTMENTS (OBTAINING COMBUSTION AIR FROM OUTSIDE), FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY WEATHER STRIPPED.
8. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS LISTED IN TABLE 2-53V OF THE ENERGY REGULATIONS.
9. FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING SHALL BE PROVIDED WITH BACK DRAFT DAMPERS.
10. ALL PARTS OF THE DUCT SYSTEM SHALL BE TIGHTLY SEALED WITH MASTIC OR TAPE.
11. THERMOSTATIC ALLY CONTROLLED HEATING OR COOLING SYSTEMS (EXCEPT ELECTRIC HEAT PUMPS) SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM SWITCH THE BUILDING OCCUPANT CAN MANUALLY PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS WITHIN 24 HOURS.
12. CAULK PLUMBING AND ELECTRICAL PENETRATIONS, ALL WINDOW AND DOOR FRAMES, BETWEEN WALL SOLE PLATES AND FLOORS AND ALL OTHER OPENINGS IN THE ENVELOPE. ALL OPENINGS (DOORS AND WINDOWS) SHALL BE PROPERLY WEATHER-STRIPPED, CERTIFIED AND LABELED. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED STORAGE TYPE WATER HEATERS AND STORAGE BACK-UP TANKS FOR SOLAR WATER HEATING SYSTEM SHALL BE EXTERNALLY WRAPPED WITH INSULATION OF R-12 OR GREATER.
13. PIPING IN UNCONDITIONED SPACE LEADING TO AND FROM WATER HEATERS SHALL BE WRAPPED WITH INSULATING HAVING A THERMAL RESISTANCE OF R-3 OR GREATER FOR THE FIVE (5) FEET OF PIPE CLOSEST TO THE WATER HEATER.
14. DOMESTIC HOT WATER, RECIRCULATING HOT WATER, STEAM AND STEAM CONDENSATE RETURN OR HOT WATER PIPING IN UNHEATED SPACES SHALL BE INSULATED, WITH MINIMUM R-3.
15. GAS FIRED HOUSEHOLD COOKING APPLIANCES, SHOWER HEADS AND FAUCETS SHALL COMPLY WITH THE APPLIANCE EFFICIENCY STANDARDS OF THE C.E.C.
16. LAMPS USED LUMINARIES FOR GENERAL LIGHTING IN KITCHENS AND BATHROOMS SHALL HAVE AN EFFICACY OF NOT LESS THAN 25 LUMENS PER WATT (FLUORESCENT TYPE LIGHTING WILL MEET THAT REQUIREMENT).
17. GAS COOKING APPLIANCES MUST HAVE INTERMITTENT IGNITION DEVICES.

GENERAL NOTES

1. CONTRACTOR MUST STUDY THE PLANS THOROUGHLY BEFORE SIGNING ANY CONTRACT. IF THERE IS ANY CONTRADICTION BETWEEN PLANS. OR IF ANY ADDITIONAL DETAILS ARE REQUIRED TO CLARIFY OR CONSTRUCT, CONTRACTOR SHOULD ASK FOR FOR THEM IN ADVANCE.
2. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT PROJECT SITE BEFORE EXECUTING ANY WORK. HE SHALL NOTIFY THE OWNER AND/OR THE AUTHORIZED AGENT OF THE OWNER OF ANY AND ALL DISCREPANCIES BEFORE PROCEEDING.
3. PERMITS: CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY LEGAL AUTHORITIES BEFORE PROCEEDING WITH THEIR PROSPECTIVE INSTALLATION. HE SHALL ALSO ARRANGE AND PAY AUTHORITIES (UNLESS AGREEMENT WITH OWNER STATES OTHERWISE.)
4. TESTING: THE TESTING AGENCY SHALL BE A QUALIFIED INDEPENDENT TESTING LABORATORY.
   A-SOIL AND FOUNDATION: TESTING AND INSPECTION WILL BE PROVIDED OF STRUCTURAL EXCAVATION, FILL AND BACK FILL COMPACTION, ACCORDING TO REQUIREMENTS SPECIFIED.
   B-CONCRETE AND STEEL: TESTING AND INSPECTIONS OF MATERIAL INSTALLATION WILL BE PROVIDED, ACCORDING TO THE REQUIREMENTS SPECIFIED FOR THOSE MATERIALS.
5. SAFETY: CONFORM TO APPLICABLE CAL/OSHA CONSTRUCTION SAFETY ORDERS AND RELATED SAFETY REGULATIONS FOR ALL WORK DURING CONSTRUCTION AND FOR ALL WORK DONE.
6. GUARANTEE: EACH CONTRACTOR SHALL GUARANTEE RESPONSIBILITY FOR AND MAKE GOOD, ANY AND ALL DEFECTS DUE TO FAULTS OF HIS TRADE FOR LABOR, LEAKS OR MATERIALS FOR A PERIOD OF ONE YEAR MINIMUM AFTER THE ACCEPTANCE OF THE WORK BY THE OWNER OR AUTHORIZED HEREIN.
7. METHODS AND MATERIALS: ALL WORK AND MATERIALS ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY, COUNTRY AND STATE CODES, LOCAL REGULATIONS AND THE DIRECTION OF THE BUILDING INSPECTOR BE CONSIDERED AS PART OF THESE SPECIFICATIONS AND PLANS, EXCEPT WHERE EXCEEDED HEREIN.
8. DIMENSIONS:
   NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED. ALL DIMENSIONS ARE TO FACE OF STUDS OF TO CENTERLINE OF STUDS (OR OTHER STRUCTURAL MATERIALS OR SURFACE) UNLESS OTHERWISE SHOWN OR NOTED.
9. OWNER FURNISHED ITEMS OWNER RESERVES THE RIGHT TO PURCHASE DIRECTLY AND FURNISHED TO THE GENERAL CONTRACTOR INSTALLATION, MATERIALS, SUPPLIES, FIXTURES, AND EQUIPMENT, INCLUDING, BUT NOT LIMITED TO, ITEMS MARKED N.I.C. ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF OTHER WORK NOT IN THIS CONTRACT (N.I.C.). CONTRACTOR SHALL INSTALL AND CONNECT SPECIFIC ITEMS INDICATED ON THE DRAWINGS AS N.I.C.
10. CHANGES: THE OWNER RESERVES THE RIGHT TO MAKE CHANGES TO OR FORM THE WORK AS MAY BE INDICATED OR REQUIRED. NO SUCH CHANGES SHALL BE MADE WITHOUT WRITTEN INSTRUCTION AND AUTHORIZATION. APPROVAL BY THE BUILDING INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE DRAWINGS.
11. CLEAN-UP: CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE AND MAINTAIN SITE AND PREMISES FREE OF ACCUMULATION OF DEBRIS, THOROUGHLY CLEAN PREMISES AND READY FOR OCCUPANCY, UPON COMPLETION.
12. UTILITIES:
    CONTRACTOR SHALL DETERMINE SOURCE AND LOCATION OF ALL SITE UTILITY SERVICES AND SHALL LOCATE SERVICE CONNECTIONS AS REQUIRED FOR NEW CONSTRUCTION. CONTRACTOR SHALL PROVIDE A TEMPORARY SANITARY TOILET AND MAINTAIN IT IN ACCORD WITH APPLICABLE ORDINANCES.
13. BIDS: CONTRACTOR SHALL SUBMIT A COMPLETE BID FOR THE PROJECT, INCLUDING ALLOWANCE FOR ITEMS REQUIRED, NOTED OR INDICATED, BUT NOT SPECIFIED AND AS DIRECTED.
14. DESIGNER IS NOT LIABLE FOR ANY DELAY NOR COSTS.
15. TEMPORARY TOILETS: THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES FOR ALL TRADES UNTIL COMPLETION OF THE WORK.
16. CUTTING AND PATCHING: ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ECT. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BE RECEIVED BY THE WORK OF OTHER TRADES.
17. LINES AND LEVELS: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LINES AND LEVELS. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK AND SHALL CALL THE ARCHITECT'S ATTENTION TO ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
18. SUBCONTRACTOR SHALL INSURE THAT ALL WORK IS DONE ON A PROFESSIONAL WORKING MANNER BY SKILLED MECHANICS AND SHALL REPLACE ANY MATERIALS OR ITEMS DAMAGED BY SUBCONTRACTOR'S PERFORMANCE. SUBCONTRACTOR'S AND SUPPLIES ARE HEREBY NOTIFIED THAT THEY ARE TO CONFER AND COOPERATE FULLY WITH EACH OTHER DURING THE COURSE OF CONSTRUCTION TO DETERMINE THE EXACT EXTENT AND OVERLAY OF EACH OTHERS WORK AND TO SUCCESSFULLY COMPLETE AND EXECUTION OF THE WORK.

MD MARKAS
DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

REV	DATE	DESCRIPTION	BY
1	02-25-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

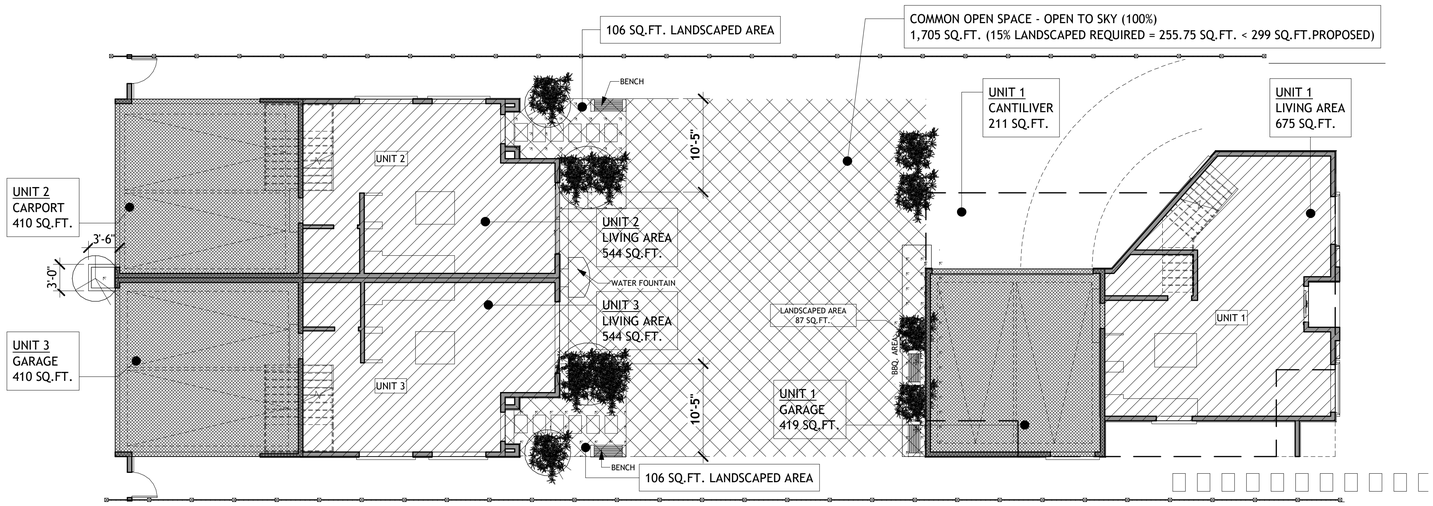
GENERAL NOTES

A101

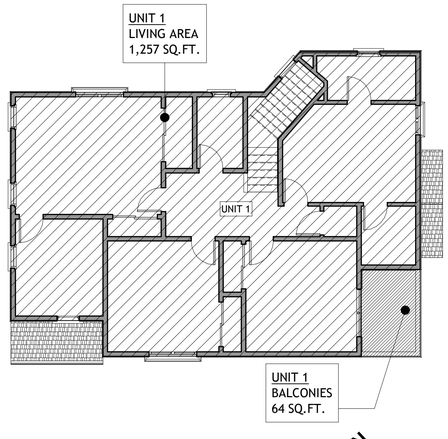
Scale

7/15/20 3:32:51 PM

	UNIT 1	UNIT 2	UNIT 3	COMMON AREAS	TOTAL
1st. FLOOR LIVING AREA	675 SQ.FT.	544 SQ.FT.	544 SQ.FT.		1,763 SQ.FT.
2nd. FLOOR LIVING AREA	1,257 SQ.FT.	801 SQ.FT.	801 SQ.FT.		2,859 SQ.FT.
TOTAL LIVING AREA	1,932 SQ.FT.	1,345 SQ.FT.	1,345 SQ.FT.		4,622 SQ.FT.
GARAGE	419 SQ.FT.	410 SQ.FT.	410 SQ.FT.		1,239 SQ.FT.
STORAGE AREA MIN. 60 CU.FT/UNIT	117.6 CU.FT.	87.5 CU.FT.	87.5 CU.FT.		292.6 SQ.FT.
BALCONY	64 SQ.FT.	74 SQ.FT. & 78 SQ.FT.	74 SQ.FT. & 78 SQ.FT.		368 SQ.FT.
TOTAL PRIVATE OPEN SPACE PROVIDED 50 SQ.FT. / UNIT	64 SQ.FT. (BALCONY)	74 SQ.FT. & 94 SQ.FT. (BALCONY)	74 SQ.FT. & 94 SQ.FT. (BALCONY)		400 SQ.FT. (BALCONY)
COMMON OPEN SPACE (MIN. 150 SQ.FT.) 150 X 3 = 450 SQ.FT.-(SEE A201)				1,705 SQ.FT.	1,705 SQ.FT.
TOTAL PROVIDED (MIN. 15% OF COM. OP. SPACE MUST BE LANDSCAPED = 1,705 X 15%=255.75) (SEE A201)				299 SQ.FT.	299 SQ.FT.
CANTILIVER > 4'	211 SQ.FT.				211 SQ.FT.



1 PROPOSED 1st. FLOOR AREA CALCS.
1/8" = 1'-0"



2 PROPOSED 2nd. FLOOR AREA CALCS.
1/8" = 1'-0"

MD MARKAS DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

REV	DATE	DESCRIPTION	BY
1	02-26-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

AREA CALCULATIONS DIAGRAM

A102

Scale 1/8" = 1'-0"

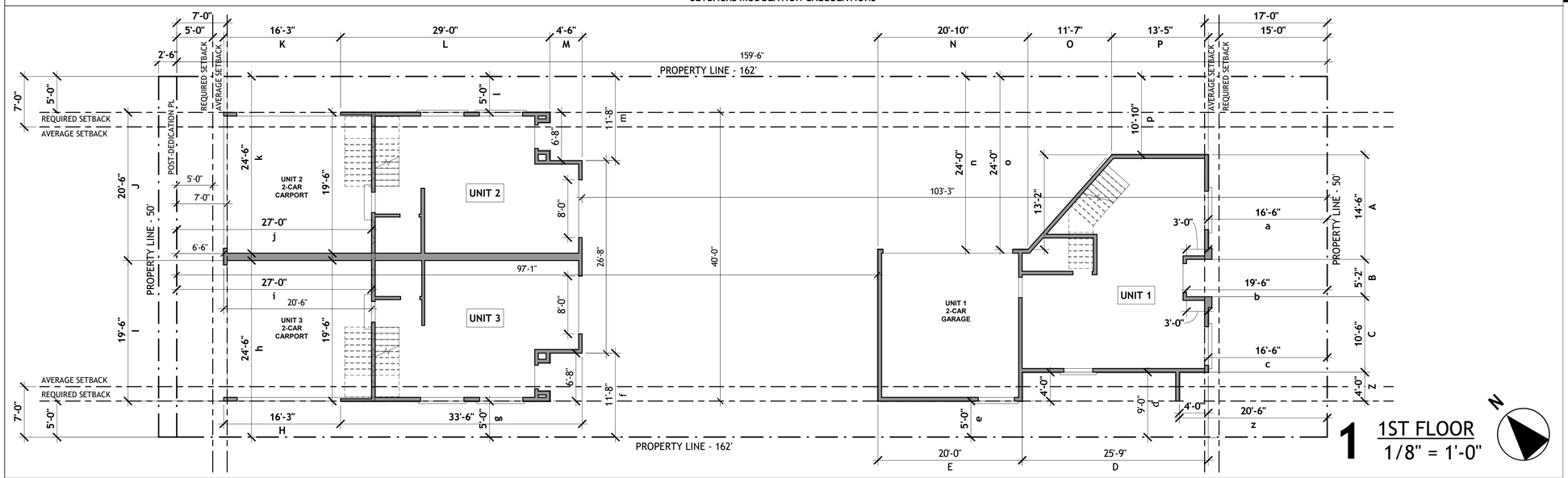
7/15/20 3:32:57 PM

10-1-628(G) BURBANK PROPERTY DEVELOPMENT STANDARDS.

AVERAGE SETBACKS AND PLANE BREAKS

1. IN ADDITION TO OBSERVING THE MINIMUM SETBACKS SPECIFIED IN TABLE 10-1-628(A) AND SECTION 10-1-628(E), THE AVERAGE SETBACKS SPECIFIED IN TABLE 10-1628(A) MUST BE PROVIDED ON ALL STORIES OF ALL BUILDING ELEVATIONS; EXCEPT THAT SEMI-SUBTERRANEAN GARAGES AND ABOVE - GRADE GARAGES AND CARPORTS ARE EXEMPT FROM THE AVERAGE SETBACK REQUIREMENTS AND ARE REQUIRED ONLY TO OBSERVE THE MINIMUM SETBACK ON EACH ELEVATION.
2. AVERAGE SETBACKS ARE CALCULATED SEPARATELY FOR EACH STORY OF EACH STRUCTURE. AVERAGE SETBACKS ARE CALCULATED BY MULTIPLYING THE LENGTH OF EACH PORTION OF THE BUILDING ELEVATION BY ITS SETBACK DISTANCE FROM THE PROPERTY LINE AND DIVIDING THE SUM OF THE PRODUCTS BY THE TOTAL LENGTH OF THE BUILDING ELEVATION.
3. THE PLANE BREAKS USED TO PROVIDE THE AVERAGE SETBACK MAY BE LOCATED AT DIFFERENT LOCATIONS AND MAY BE DIFFERENT DIMENSIONS ON DIFFERENT STORIES. THE AVERAGE OF THE OFFSET DISTANCES FOR ALL BREAKS ON EACH ELEVATION OF EACH STORY MUST BE NO LESS THAN THREE (3) FEET. NO SINGLE BREAK MA BE LESS THAN ONE (1) FOOT. BREAK DIMENSIONS ARE MEASURED PERPENDICULAR TO THE PLANE OF THE WALL.
4. NO LESS THAN 25 PERCENT AND NO MORE THAN 75 PERCENT OF THE LENGTH OF EACH ELEVATION MUST BE LOCATED BEHIND THE AVERAGE SETBACK PLANE FOR THAT ELEVATION. SUCH PERCENTAGE IS MEASURED SEPARATELY FOR EACH STORY OF EACH STRUCTURE. DEVIATIONS FROM THIS REQUIREMENT MAY BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR FOR THE PURPOSE OF PROVIDING AN AVERAGE SETBACK GREATER THAN THAT SPECIFIED IN TABLE 10-1-628(A).
5. BALCONIES, ENTRIES, AND PORCHES OR PORTIONS THEREOF THAT ARE RECESSED INTO THE RECESSED INTO THE BUILDING FACADE MAY BE UTILIZED TO SATISFY THE AVERAGE SETBACK AND BREAK REQUIREMENTS. BALCONIES, ENTRIES, AND PORCHES OR PORTIONS THEREOF THAT PROJECT FROM THE BUILDING FACADE MAY NOT BE UTILIZED TO SATISFY THE SETBACK AND BREAK REQUIREMENTS.
6. FOR THE PURPOSES OF CALCULATING THE AVERAGE SETBACK AND BREAKS, OPENING ON A BUILDING ELEVATION ARE CONSIDERED TO AVE A SETBACK EQUIVALENT TO THE GREATEST SETBACK ALONG THE SAME ELEVATION.

SETBACKS MODULATION CALCULATIONS



1 1ST FLOOR 1/8" = 1'-0"

REAR YARD MODULATION - WEST - UNIT 2 & 3

l x i = 19.5 x 27 = 526.5 = 1,080 / (I + J)
J x j = 20.5 x 27 = 553.5 = 1,080 / (19.5+20.5)
TOTAL_____= 1,080 = 1,080 / 40
= 27' > 7' AVERAGE

- PER 10-1-628 (G) ABOVE-GRADE GARAGES AND CARPORTS ARE EXEMPT FROM THE AVERAGE SETBACK REQUIREMENTS

- AVERAGE SETBACK NOT APPLICABLE (GARAGES/CARPORTS)

MIN. SETBACK REQUIRED = 5'-0" = 5'-0" PROVIDED

SIDE YARD MODULATION - NORTH - UNIT 1

N x n = 20.83 x 24 = 499.92 = 924.5 / (N + O + P)
O x o = 11.6 x 24 = 278.4 = 924.5 / (20.83 + 11.6 + 13.5)
P x p = 13.5 x 10.83 = 146.2 = 924.5 / 45.93
TOTAL_____= 924.5 =20.12' = 7' AVERAGE
OFFSET AVERAGE: =13'-2"

SIDE YARD MODULATION - NORTH - UNIT 2

M x m = 4.5 x 11.66 = 52.47 = 595.6 / (M + L + K)
L x l = 29.0 x 5 = 145.00 =595.6 / (4.5 + 29 + 16.25)
K x k = 16.25 x 24.5 = 398.13 = 595.6 / 49.75
TOTAL_____= 595.6 = 11.97' > 7' AVERAGE
OFFSET AVERAGE: (19.5'+6.66')/2 =13.08'

MIN. SETBACK REQUIRED = 5'-0" = 5'-0" PROVIDED

SIDE YARD MODULATION - SOUTH - UNIT 1

D x d = 25.75 x 9 = 231.75 = 331.75 / (D + E)
E x e = 20 x 5 = 100 = 331.75 / (25.75 + 20)
TOTAL_____= 331.75 = 331.75 / 45.75
= 7.25' = 7' AVERAGE

SIDE YARD MODULATION - SOUTH - UNIT 3

F x f = 4.5 x 11.66 = 52.47 = 595.6 / (F + G + H)
G x g = 29.0 x 5 = 145.00 = 595.6 / (4.5 + 29 + 16.25)
H x h = 16.25 x 24.5 = 398.13 = 595.6 / 49.75
TOTAL_____= 595.6 = 11.97' > 7' AVERAGE
OFFSET AVERAGE: (19.5'+6.66')/2 =13.08'

MIN. SETBACK REQUIRED = 5'-0" = 5'-0" PROVIDED

FRONT YARD MODULATION - EAST - UNIT 1

A x a = 14.5 x 16.5 = 239.25 = 595.12 / (A + B + C + Z)
B x b = 5.16 x 19.5 = 100.62 = 595.12 / (14.5 + 5.16 + 10.5 + 4.0)
C x c = 10.5 x 16.5 = 173.25 = 595.12 / 34.16
Z x z = 4.0 x 20.5 = 82 = 17.42' > 17' AVERAGE

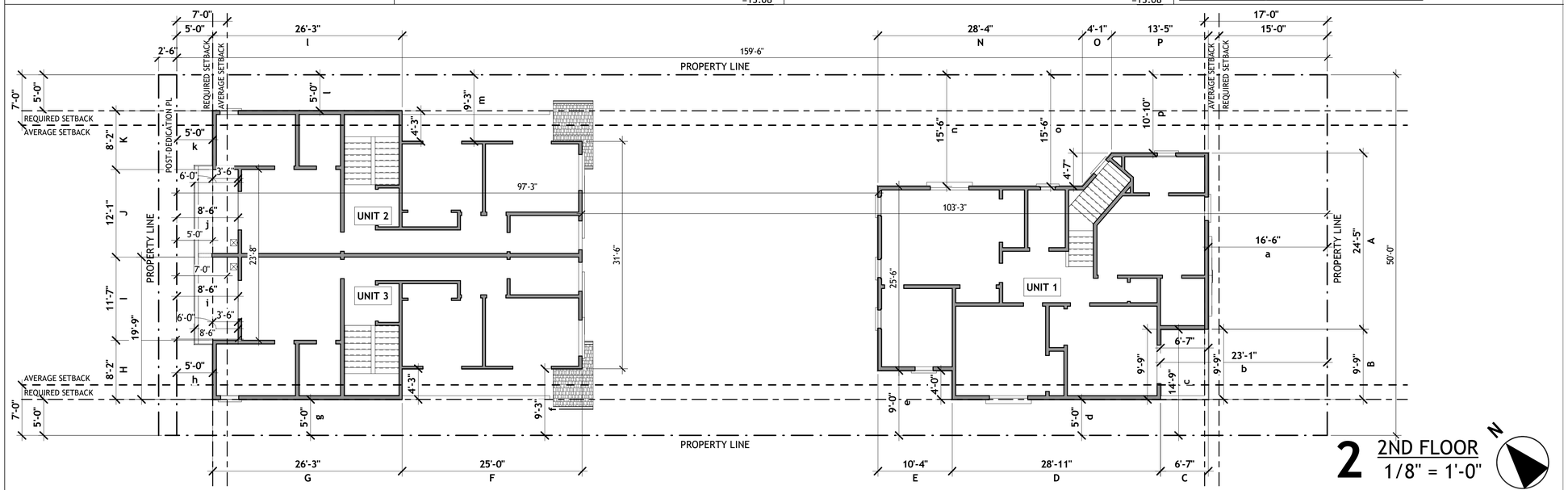
TOTAL_____= 595.12

OFFSET AVERAGE: (3'+3'+4')/3 = 3.33'

ELEVATION WIDTH = 34.16'	PROVIDED = (5.16' + 4) = 9.16'
34.16' x 25% = 8.54 Min.	9.16' > 8.54 Min.
34.16 x 75% = 25.62 Max.	9.16' < 25.62 Max.

UNIT #2 & #3
OFFSET AVERAGE: (4.5'+4.5')/2 =4.5'

MIN. SETBACK REQUIRED = 15'-0" < 17'-5" PROVIDED



2 2ND FLOOR 1/8" = 1'-0"

REAR YARD MODULATION - WEST - UNIT 2 & 3

H x h = 8.2 x 5 = 41 = 283.11 / (H + I + J + K)
I x i = 11.58 x 8.5 = 98.43 = 283.11 / (8.2+11.58+12.08+8.2)
J x j = 12.08 x 8.5 = 102.68 = 283.11 / 40.06
K x k = 8.2 x 5 = 41 7.06 > 7' AVERAGE

TOTAL_____= 283.11

OFFSET AVERAGE: (3.5'+3.5')/2 =3.5'

MIN. SETBACK REQUIRED = 5'-0" = 5'-0" PROVIDED

SIDE YARD MODULATION - NORTH - UNIT 1

N x n = 28.33 x 15.5 = 439.11 = 648.55 / (N + O + P)
O x o = 4.08 x 15.5 = 63.24 = 648.55 / (28.33' + 4.08' + 13.5)
P x p = 13.5 x 10.83 = 146.2 = 648.55 / 45.91
= 14.12" > 7' AVERAGE

TOTAL_____= 648.55 OFFSET AVERAGE: (4.58')/1 =4.58'

SIDE YARD MODULATION - NORTH - UNIT 2

L x l = 26.25 x 5 = 131.25 = 362.5/ (L + M)
M x m = 25 x 9.25 = 231.25 = 362.5 / (26.25 + 25)
TOTAL_____= 362.5 = 362.5 / 51.25
= 7' > 7' AVERAGE OFFSET AVERAGE: =4'-3"

MIN. SETBACK REQUIRED = 5'-0" = 5'-0" PROVIDED

SIDE YARD MODULATION - SOUTH - UNIT 1

C x c = 6.58 x 14.75 = 97.1 = 335.07 / (D + E + F)
D x d = 28.92 x 5 = 145 = 335.07 / (6.58+28.92+10.33)
E x e = 10.33 x 9 = 92.97 = 335.07 / 45.83
TOTAL_____= 335.07 = 7.31' > 7' AVERAGE

OFFSET AVERAGE: (4'+9.75')/2 =6.87'

SIDE YARD MODULATION - SOUTH - UNIT 3

F x f = 25 x 9.25 = 231.25 = 362.5 / (F + G)
G x g = 26.25 x 5 = 131.25 = 362.5 / (25 + 26.25)
TOTAL_____= 362.5 = 362.5 / 51.25
= 7' > 7' AVERAGE OFFSET AVERAGE: =4'-3"

MIN. SETBACK REQUIRED = 5'-0" = 5'-0" PROVIDED

FRONT YARD MODULATION - EAST - UNIT 1

A x a = 24.42 x 16.5 = 402.93 = 627.96 / (A + B)
B x b = 9.75 x 23.08 = 225.03 = 627.96 / (24.42 + 9.75)
= 627.96 / 34.17
TOTAL_____=627.96 = 18.37' > 7' AVERAGE

OFFSET AVERAGE : (6.58')/1 = 6.58'

- UNIT #2 & #3

OFFSET AVERAGE: (25' + 25')/1 =25'-0"

MIN. SETBACK REQUIRED = 15'-0" < 16.5" PROVIDED

MD MARKAS DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606

REGISTERED PROFESSIONAL ENGINEER BRADLEY C. MOSER No. 68803 Exp. 9/30/21 CIVIL STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

REV	DATE	DESCRIPTION	BY
1	02-25-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANNING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

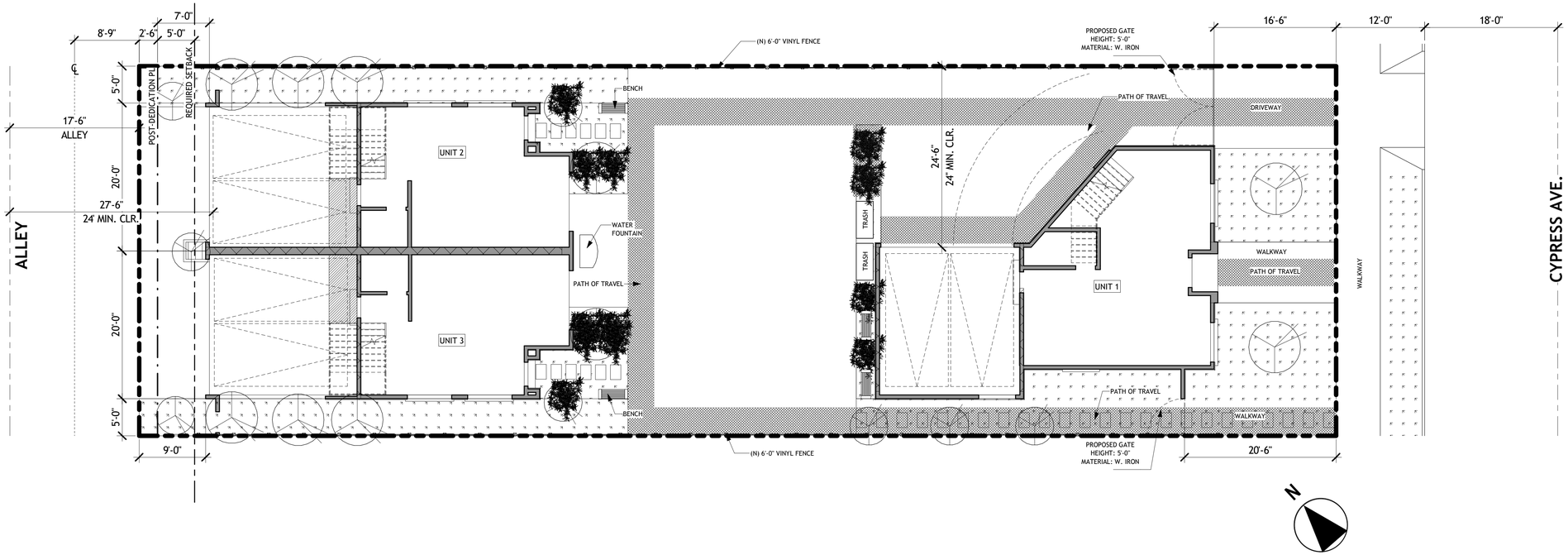
MODULATION CALCS.

A103

Scale 1/8" = 1'-0"

7/15/20 3:32:59 PM

SITE PLAN



SITE PLAN KEYNOTES

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/ORADDITIONAL EXPENSES.
2. ALL ROOF DRAINAGE SHALL BE CONDUCTED TO FINISH GRADE VIA APPROVED DRAINAGE SYSTEM.
3. ROOF GUTTERS & DOWN SPOUTS TO CONC. SPLASH BLOCKS CONDUCT TO STREET IN AN APPROVED DEVICE.
4. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6" WITHIN THE FIRST 10'. ALL SURFACE DRAINAGE SHALL SLOPE AWAY FROM RESIDENCE A MINIMUM 2% FOR 5'-0" DISTANCE (MIN.).
5. SURFACE DRAINAGE SHALL BE CONDUCTED TO APPROVAL DISPOSAL AREA (STREET) WITH MINIMUM SLOPE FOR LANDSCAPE AND A.C. PAVEMENT OFF 2%; CONCRETE PAVEMENT OF 1% MINIMUM.
6. NO TRENCHES OR EXCAVATION 5 FT. OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND ARE PERMITTED WITHOUT OBTAINING NECESSARY PERMIT FROM THE STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY (OSHA) PRIOR TO ISSUANCE OF BUILDING OR GRADING PERMIT.
7. ALL SUBSURFACE PIPES OR CONDUITS SHALL SLOPE 1% TO DAY-LIGHT(MIN.).
8. IN THE EVENT EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER AND/OR GEOLOGIST WILL BE REQUIRED.
9. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).
10. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM.
11. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETSSHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.
12. ALL FOOTING SHALL BE FOUNDED IN UNDISTURBED NATURAL & COMPETENT SOIL PER CODE & WITH SILS ENGINEER APPROVAL.
13. ALL EXTERIOR FOOTINGS SHALL BE 24" DEEP OR PER STRUCTURAL PLANS.
14. VERIFY ALL UTILITY, METER & SEWER LOCATIONS WITH UTILITIES COMPANIES.
15. THIS IS AN ARCHITECTURAL SITE PLAN FOR THE BUILDING ONLY AND IT IS NOT A HARDCAPE/LANDSCAPE/DRAINAGE OR GRADING PLAN. THE CONTRACTOR OR THE OWNER SHALL EITHER HIRE CONSULTANTS OR COORDINATE THE ISSUES RELATED TO DRAINAGE OR GRADING.
16. PROVIDE ANTI-GRAFITTI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFITTI WITHING 7-DAYS OF THE GRAFITTI BEING APPLIED.
17. 8" DIAM. DRAIN. MIN. 2% DRAINAGE TO STREET.
18. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
19. LOCATION OF (E) ELECTRICAL METER.
20. LOCATION OF (E) GAS METER.
21. 208/240 V 40amp, GROUNDED AC OUTLET.
22. INSTALL AUTOMATIC IRRIGATION WEATHER BASED PER MANUFACTURER'S SPECS. RAIN BIRD ESP-SMT 4. SEE MANUF. SPECS. ATTACHED AT A002.
23. CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. CONSTRUCTION WASTE WILL BE HANDLE WITH CITY OF BURBANK CERTIFIED HAULER.
24. INSTALL SEISMIC GAS SHUTOFF VALVE AT GAS METER.
25. LOCATION OF (N) WATER HEATER.NAVIEN NPE -1805 SEE DET.@A806
26. LOCATION OF (E) WATER METER.
27. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
28. LOCATION OF WEATHER BASED IRRIGATION SENSOR.
29. LOCATION OF WEATHER BASED IRRIGATION MODULAR.
30. FOR BUILDINGS ON SITE WITH AT LEAST 500 SQ.FT. OF NEW LANDSCAPE AREA AND WHERE THE ENTIRE POTABLE WATER SYSTEM IS BEING REPLACED, A DEDICATED LANDSCAPE WATER METER SHALL BE INSTALLED FOR OUTDOOR WATER USE.
31. FOR ONE-AND TWO FAMILY DWELLINGS, ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH A COVER HAVING A MANUAL OR POWER-OPERATED REEL SYSTEM. FOR IRREGULAR-SHAPED POOLS WHERE IT IS INFEASIBLE TO COVER 100 PERCENT OF THE POOL DUE TO ITS IRREGULAR SHAPE, A MINIMUM OF 80 PERCENT OF THE POOL SHALL BE COVERED.
32. FOR SITES WITH OVER 500 SQ.FT. OF LANDSCAPE AREA, ALTERNATE WASTE PIPING SHALL BE INSTALLED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOMS/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAY WATER IRRIGATION SYSTEM.
33. CARPET AND CARPET SYSTEM SHALL BE COMPLIANT WITH VOC LIMITS.
33. WATER USED IN THE BUILDNG FOR WATER CLOSETS, URINALS, FLOOR DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IFAVAILABLE FOR USE WITHING 200' OF THE PROPERTY LINE.
34. THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION 610.4.1.2 OR 610.4.1.3.
35. LOCATION A/C UNIT. HVAC SPLIT SYSTEM. EFFICIENCY: (EER: 13.5 SEER: 18)
36. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUCITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENNGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCCEPTABLE TO THE ENFORCING AGENCY.
37. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDE TO THE BUILDING OCCUPANT OR OWNER.
38. DUCT OPENING AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONTRUCTION.
39. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
40. PAINS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMIT.
41. AEROSOL PAINTS AND COATING SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMIT FOR ROC AAND OTHER TOXIC COMPOUNDS.
42. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
43. 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA
44. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN THE INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES

- ENRODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIAL MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NO TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILL MUST BE CLEANED UP INMMEDIATELY AND DISPOSED OF IM A PROPER MANNER. SPILL MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITEED INTO A COVERED RECEPTABLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SIDE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY.
- ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP INMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WIH DISTUBED SOILS OR DENUDED OF VEGETATION MUS BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

MARKAS DESIGN
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606
310.774.6843/45
4homeplans@gmail.com
4homeplans@gmail.com

MD MARKAS
DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

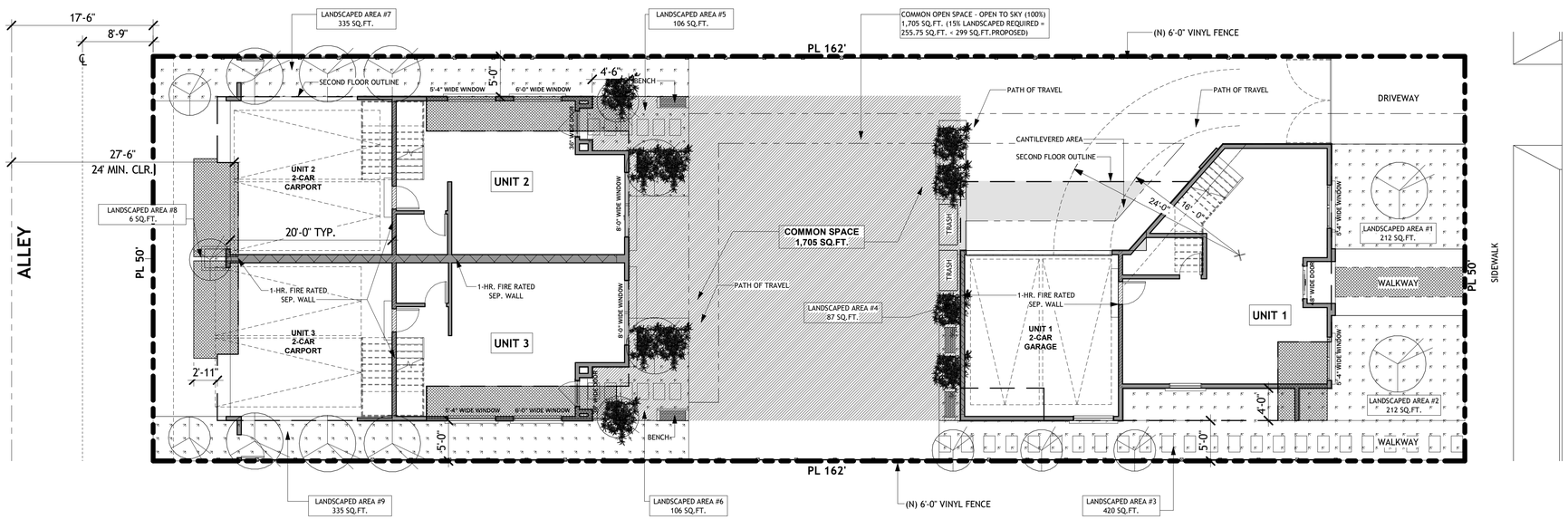
REV	DATE	DESCRIPTION	BY
1	02-26-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

SITE PLAN

A200

Scale 1/8" = 1'-0"

7/16/20 8:07:04 AM



1 COMMON AREA DIAGRAM
1/8" = 1'-0"

N

LANDSCAPED AREA	COMMON SPACE	LEGEND
LANDSCAPED AREA= 15% OF 7,975 SQ.FT.REQUIRED LANDSCAPED AREA= 1,196.25 SQ.FT REQUIRED LANDSCAPED AREA= 1,819 SQ.FT. PROVIDED LANDSCAPED #1= 212 SQ.FT. LANDSCAPED #2= 212 SQ.FT. LANDSCAPED #3= 420 SQ.FT. LANDSCAPED #4= 87 SQ.FT. LANDSCAPED #5= 106 SQ.FT. LANDSCAPED #6= 106 SQ.FT. LANDSCAPED #7= 335 SQ.FT. LANDSCAPED #8= 6 SQ.FT. LANDSCAPED #9= 335 SQ.FT. TOTAL 1,819 SQ.FT.	COMMON SPACE AREA= 150/UNIT COMMON SPACE AREA= 150 X 3 = 450 SQ.FT. REQUIRED COMMON SPACE AREA= 1,705 SQ.FT. PROVIDED COMMON OPEN SPACE COMMON OPEN SPACE OPEN TO SKY= 80% OF PROVIDED SPACE 80% OF 1,705 SQ.FT.PROVIDED= 1,364 SQ.FT. REQUIRED COMMON SPACE AREA OPEN TO SKY= 1,705 SQ.FT. PROVIDED COMMON OPEN SPACE AREA PROVIDED= 1,705 SQ.FT. (15% MUST BE LANDSCAPED) 15% x 1,705 SQ.FT. = 255.75 LANDSCAPE REQUIRED TOTAL LANDSCAPE ON COMMON OPEN AREA PROVIDED = 299 SQ.FT. > 255.75 SQ.FT. (Landscaped areas # 4, 5 & 6)	COMMON OPEN SPACE SECOND FLOOR OUTLINE CANTILEVERED AREA LANDSCAPE AREA BALCONIES

MD MARKAS DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN -
818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

REV	DATE	DESCRIPTION	BY
1	02-25-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

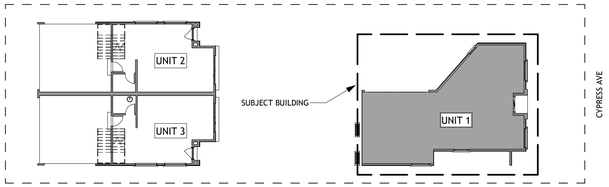
COMMON AREA DIAGRAM

A201

Scale As indicated

7/16/20 8:07:20 AM

4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606



KEY SITE PLAN

FLOOR PLAN KEYNOTES

LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS
- 1-HR. WALL

(C) CARBON MONOXIDE ALARM

NOTE:
a) An approved Carbon monoxide alarm shall be installed for new construction and alteration, repair or additions requiring permit exceeding $1000. [CRC R315.1, R315.2.2]
b) CO alarms shall be "hard wired" and shall be equipped with battery backup. [CRC R315.1.2]
c) Co alarms shall be listed for compliance with UL 2034, UL 2075, and maintained NFPA 720. [CRC R315.1, R315.1.1]
d) CO alarms shall be installed outside of each sleeping area in the mmediate vicinity of the bedrooms and on every level of a dwelling unit including basement. [CRC R315.2.6]
e) CO alarms shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit. [CRC R315.1.3, R315.2.5]
f) In existing dwelling unit a CO alarm is permitted to be battery operated where repair or alteration do not result in the removal of wall or ceiling finishes. [CRC R315.2.4 exceptions 2]

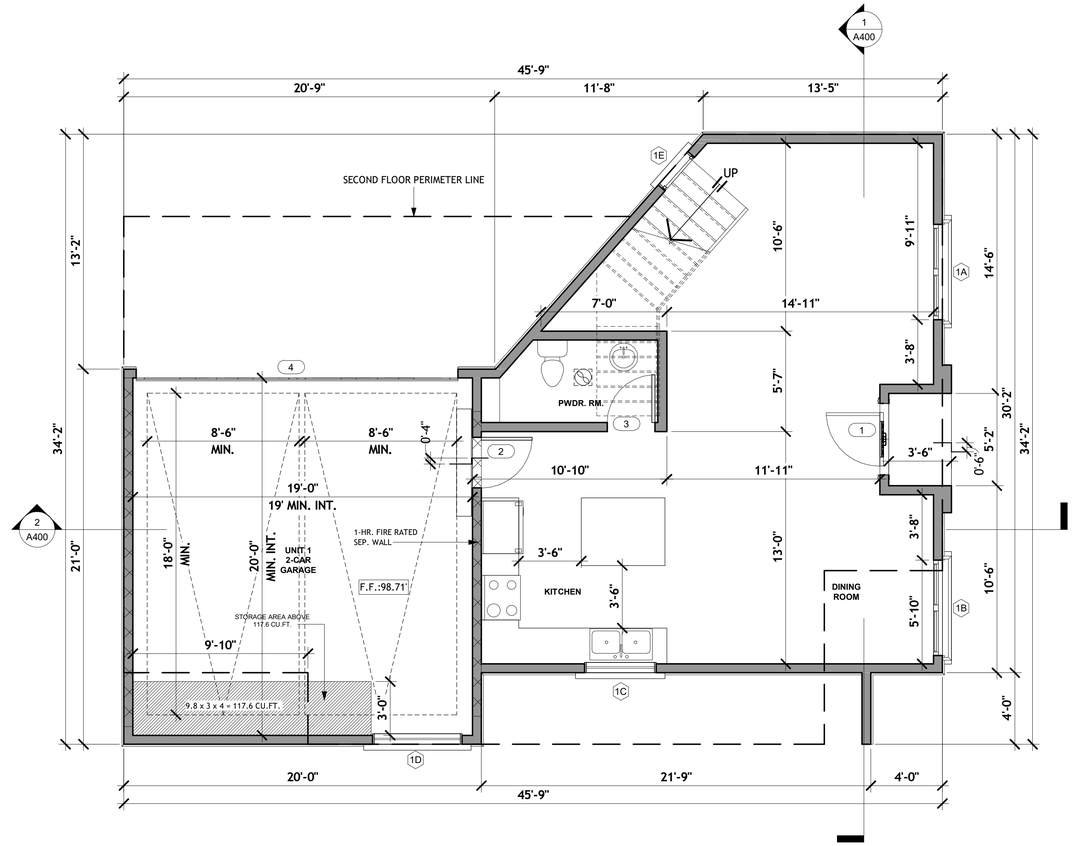
(S) SMOKE DETECTOR

NOTE:
a) An approved smoke alarm shall be installed for new construction and alteration, repair or additions requiring permit exceeding $1000. [CRC R314.1, R314.6.2.a.1]
b) Battery operated smoke alarms permitted in existing buildings where no construction is taking place or in building undergoing alteration or repair that do not result in the removal of interior walls or ceiling finishes, unless there is an attic, crawl space or basement which could provide access for wiring. [CRC R314.4 exceptions 1.3]
c) Smoke alarms shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit. [CRC R314.5]
d) Smoke detectors shall be "hard wired" and shall be equipped with battery backup. [CRC R314.4]

50 CFM BATH FAN - ENERGY STAR
COMPLIANT CONTROLLED BY
HUMIDIFIER

HVAC :

- R-6 DUCT INSULATION REQUIRED
- SPACE HEATING
  MINIMUM AFUE: 95%
- CENTRAL AIR CONDITIONING - SPLIT SYSTEM
  MINIMUM SEER: 16.0
- DUCT SEATING



UNIT #1 (FIRST FLOOR)

LIVING AREA = 675 SQ.FT.
GARAGE = 419 SQ.FT.

1 FIRST FLOOR UNIT 1
1/4" = 1'-0"

N

FLOOR PLAN KEYNOTES

1. VERIFY ALL SELECTIONS, SIZES, SPECS. AND REQUIREMENTS OF FIXTURES AND EQUIPMENTS WITH OWNER.
2. (N) WATER HEATER MUST BE STRAPPED TO WALL. NAVIEN NPE-1805 SEE DET. A807
3. MECHANICAL EXHAUST FAN TO OUTSIDE AIR. MINIMUM 5 AIR CHANGE PER 1 HOUR. WIRE TO WALL SWITCH WHERE NO OPENABLE WINDOW. THE POINT OF DISCHARGE SHALL BE AT LEAST 3' FROM ANY OPENING THAT ALLOWS AIR ENTRY INT. OCCUPIED PORTIONS OF THE BUILDING. SHALL BE ENERGY STAR AND HUMIDITY SENSOR CONTROLLED.
4. AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.
5. 1" MAX. DROP
6. ALL LUMINARIES IN KITCHEN AND BATHROOMS, LAUNDRY ROOM AND GARAGE SHALL BE HIGH EFFICACY. GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) PROTECTION FOR ALL 125-VOLT, SINGLE PHASE, 15-AND 20-AMP BATHROOM,GARAGE, OUTDOOR AND BASEMENT RECEPTACLES, COUNTERTOP RECEPTACLES WITHIN 6'-0" OF A WET BAR SINK, ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS INCLUDING ISLAND AND PENINSULAR COUNTERS AND ONE OUTDOOR OUTLET, FRONT AND REAR.
7. AND APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WICH FUEL BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWEELING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
8. 2 X 6 STUD WALL EXTERIOR WALL ONLY U.N.O.
9. NOT USED.
10. 2 x 4 INTERIOR STUD WALL U.N.O.
11. LOCATION OF (E) ELECTRICAL METER - VERIFY W/UTILITY COMPANY & BUILDING INSPECTOR.
12. LOCATION OF (E) GAS METER - VERIFY W/UTILITY COMPANY & BUILDING INSPECTOR.
13. COORDINATE ALL CEILINGS & SOFFITS WITH OWNER/A.C. DUCTING.
14. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHT OUTLET SHALL BE INSTALLED:
    A. IN EVERY HABITABLE ROOM AND BATHROOM.
    B. HALLWAYS.
    C. STAIRWAYS, AT EACH FLOOR LEVEL OF SIX STEPS OR MORE.
    D. ON THE EXTERIOR SIDE OF OUTDOOR, GRADE-LEVEL ENTRANCES AND EXITS.
    E. STORAGE OR EQUIPMENT ROOMS.
15. PROVIDE AN ARC-FAULT CIRCUIT INTERRUPTER IN ALL SLEEPING ROOMS.
16. (N) ALL LUMINARIES IN ALL ROOMS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY OCCUPANT SENSOR OR DIMMER. ALL BEDROOMS RECEPTACLES SHALL HAVE BRANCH BREAKER WITH ARC-FAULT CIRCUIT INTERRUPTERS. CLOSETS LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THESE REQUIREMENTS.
17. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
18. LOCATION OF WHEATHER BASED IRRIGATION SENSOR.
19. LOCATION OF WEATHER BASED IRRIGATION MODULAR CONTROLLER.
20. LOCATION OF (E) WATER METER - VERIFY W/UTILITY COMPANY & BUILDING INSPECTOR.
21. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6' CANDLESOVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.
22. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
23. NOT USED.
24. (N) 24" X 36" ATTIC ACCESS, ATTIC AREA HAVING CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING (22" X 30" MINIMUM). ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. IT IS NOT ALLOWED WITHIN A SMALL CLOSET SPACE.
25. THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED ON FORM @ A001
26. HOSE BIB SHAL BE FITTED WITH A NON-REMOVABLE BACKFLOW DEVICE. EXTERIOR HOSE BIB DIRECT FROM OUTSIDE.
27. ALL SHOWERS & TUB SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE VALVE OR THERMOSTATE MIXING VALVE WITH MAX. TEMPERATURE OF 120.
28. SHOWERS & TUBS SHALL BE SHUTTERPROOF, TEMPERED GLASS ENCLOSURE WITH TOWEL BAR. DOORS SHALL BE TEMPERED GLASS.
29. PORCELAIN LAVATORY SINK PER OWNERS SELECTION.
30. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWERS HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION (SEE @ A001).
31. THE PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE STANDARDS NOTED ON FORM @ A001.
32. PROVIDE R-13 INSULATION @ BATHROOM WALLS & R-30 IN FLOOR & CEILINGS.
33. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE.
34. PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET.
35. PROVIDE 15" MINIMUM BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL.
36. BATHTUBS AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE, SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE FLOOR.
37. HEATING AND AIR CONDITIONING SYSTEM DESIGN. DUCT SYSTEM ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHOD: ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA 2 MANUAL J-2011 (RESIDENTIAL LOAD CALCULATION), OR EQUIVALENT.
38. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
39. SPECIALS INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMOSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY AREA INSPECTING.
40. 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.
41. NEW OR REMODELED GARAGES, EITHER ATTACHED OR DETACHED, SHALL HAVE AMINIMUM INSIDE CLEAR DIMENSION OF 19' X 19'. WALLS, STEPS AND APPLIANCES SHALL NOT ENCROACH INTO THIS AREA.
42. CLOTHES DRYER:
    a. A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED (CMC 504.4.2)
    b. DRYER EXHAUST CANNOT EXCEED 14 FT. WITH A MAX. OF TWO 90 DEG. ELBOWS.
    c. A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6 FT. AND CANNOT BE CONCEALED.
43. 12"X12" (MINIMUM) PLUMBING ACCESS FOR TUBS.

MD MARKAS DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

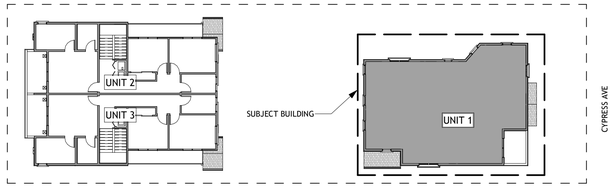
REV	DATE	DESCRIPTION	BY
1	02-25-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANNING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

PROPOSED 1st. FLOOR-UNIT 1

A203

Scale As indicated

7/15/20 3:33:22 PM



KEY SITE PLAN

FLOOR PLAN KEYNOTES

LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS
- 1-HR. WALL

(C) CARBON MONOXIDE ALARM

NOTE:
a) An approved Carbon monoxide alarm shall be installed for new construction and alteration, repair or additions requiring permit exceeding $1000. [CRC R315.1, R315.2.2]
b) CO alarms shall be "hard wired" and shall be equipped with battery backup. [CRC R315.1.2]
c) Co alarms shall be listed for compliance with UL 2034, UL 2075, and maintained NFPA 720. [CRC R315.1, R315.1.1]
d) CO alarms shall be installed outside of each sleeping area in the mmediate vicinity of the bedrooms and on every level of a dwelling unit including basement. [CRC R315.2.6]
e) CO alarms shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit. [CRC R315.1.3, R315.2.5]
f) In existing dwelling unit a CO alarm is permitted to be battery operated where repair or alteration do not result in the removal of wall or ceiling finishes. [CRC R315.2.4 exceptions 2]

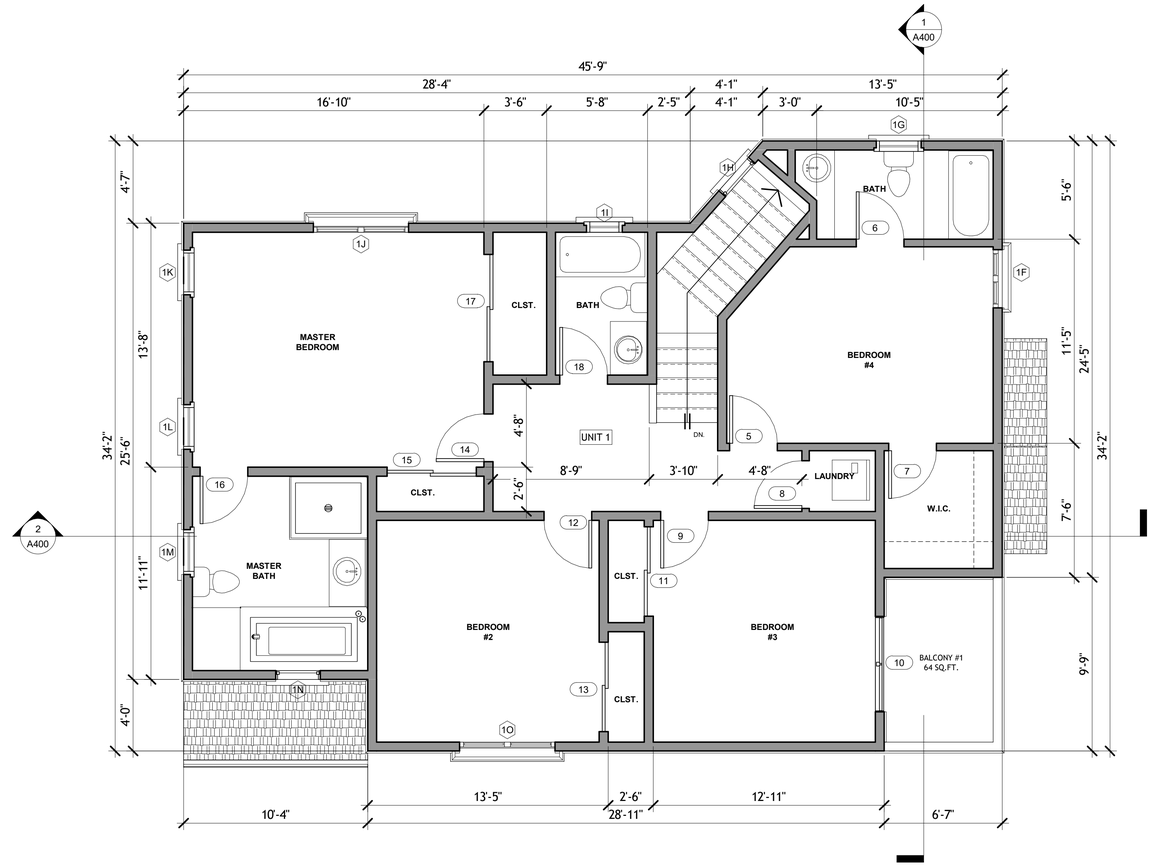
(S) SMOKE DETECTOR

NOTE:
a) An approved smoke alarm shall be installed for new construction and alteration, repair or additions requiring permit exceeding $1000. [CRC R314.1, R314.6.2.a.1]
b) Battery operated smoke alarms permitted in existing buildings where no construction is taking place or in building undergoing alteration or repair that do not result in the removal of interior walls or ceiling finishes, unless there is an attic, crawl space or basement which could provide access for wiring. [CRC R314.4 exceptions 1,3]
c) Smoke alarms shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit. [CRC R314.5]
d) Smoke detectors shall be "hard wired" and shall be equipped with battery backup. [CRC R314.4]

50 CFM BATH FAN - ENERGY STAR
COMPLIANT CONTROLLED BY
HUMIDIFIER

HVAC :

- R-6 DUCT INSULATION REQUIRED
- SPACE HEATING
- MINIMUM AFUE: 95%
- CENTRAL AIR CONDITIONING - SPLIT SYSTEM
- MINIMUM SEER: 16.0
- DUCT SEATING



UNIT #1
LIVING AREA = 1,235 SQ.FT.

1 SECOND FLOOR UNIT 1
1/4" = 1'-0"

FLOOR PLAN KEYNOTES

1. VERIFY ALL SELECTIONS, SIZES, SPECS. AND REQUIREMENTS OF FIXTURES AND EQUIPMENTS WITH OWNER.
2. (N) WATER HEATER MUST BE STRAPPED TO WALL. NAVIEN NPE-1805 SEE DET. A807
3. MECHANICAL EXHAUST FAN TO OUTSIDE AIR. MINIMUM 5 AIR CHANGE PER 1 HOUR. WIRE TO WALL SWITCH WHERE NO OPENABLE WINDOW. THE POINT OF DISCHARGE SHALL BE AT LEAST 3' FROM ANY OPENING THAT ALLOWS AIR ENTRY INT. OCCUPIED PORTIONS OF THE BUILDING. SHALL BE ENERGY STAR AND HUMIDITY SENSOR CONTROLLED.
4. AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.
5. 1" MAX. DROP
6. ALL LUMINARIES IN KITCHEN AND BATHROOMS, LAUNDRY ROOM AND GARAGE SHALL BE HIGH EFFICACY. GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) PROTECTION FOR ALL 125-VOLT, SINGLE PHASE, 15-AND 20-AMP BATHROOM,GARAGE, OUTDOOR AND BASEMENT RECEPTACLES, COUNTERTOP RECEPTACLES WITHIN 6'-0" OF A WET BAR SINK, ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS INCLUDING ISLAND AND PENINSULAR COUNTERS AND ONE OUTDOOR OUTLET, FRONT AND REAR.
7. AND APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WICH FUEL BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWEELING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
8. 2 X 6 STUD WALL EXTERIOR WALL ONLY U.N.O.
9. NOT USED.
10. 2 x 4 INTERIOR STUD WALL U.N.O.
11. LOCATION OF (E) ELECTRICAL METER - VERIFY W/UTILITY COMPANY & BUILDING INSPECTOR.
12. LOCATION OF (E) GAS METER - VERIFY W/UTILITY COMPANY & BUILDING INSPECTOR.
13. COORDINATE ALL CEILINGS & SOFFITS WITH OWNER/A.C. DUCTING.
14. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHT OUTLET SHALL BE INSTALLED:
    A. IN EVERY HABITABLE ROOM AND BATHROOM.
    B. HALLWAYS.
    C. STAIRWAYS, AT EACH FLOOR LEVEL OF SIX STEPS OR MORE.
    D. ON THE EXTERIOR SIDE OF OUTDOOR, GRADE-LEVEL ENTRANCES AND EXITS.
    E. STORAGE OR EQUIPMENT ROOMS.
15. PROVIDE AN ARC-FAULT CIRCUIT INTERRUPTER IN ALL SLEEPING ROOMS.
16. (N) ALL LUMINARIES IN ALL ROOMS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY OCCUPANT SENSOR OR DIMMER. ALL BEDROOMS RECEPTACLES SHALL HAVE BRANCH BREAKER WITH ARC-FAULT CIRCUIT INTERRUPTERS. CLOSETS LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THESE REQUIREMENTS.
17. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68ºF AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
18. LOCATION OF WHEATHER BASED IRRIGATION SENSOR.
19. LOCATION OF WEATHER BASED IRRIGATION MODULAR CONTROLLER.
20. LOCATION OF (E) WATER METER - VERIFY W/UTILITY COMPANY & BUILDING INSPECTOR.
21. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6' CANDLESOVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.
22. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
23. NOT USED.
24. (N) 24" X 36" ATTIC ACCESS, ATTIC AREA HAVING CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING (22" X 30" MINIMUM). ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. IT IS NOT ALLOWED WITHIN A SMALL CLOSET SPACE.
25. THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED ON FORM @ A001
26. HOSE BIB SHAL BE FITTED WITH A NON-REMOVABLE BACKFLOW DEVICE. EXTERIOR HOSE BIB DIRECT FROM OUTSIDE.
27. ALL SHOWERS & TUB SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE VALVE OR THERMOSTATE MIXING VALVE WITH MAX. TEMPERATURE OF 120.
28. SHOWERS & TUBS SHALL BE SHUTTERPROOF, TEMPERED GLASS ENCLOSURE WITH TOWEL BAR. DOORS SHALL BE TEMPERED GLASS.
29. PORCELAIN LAVATORY SINK PER OWNERS SELECTION.
30. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWERS HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION (SEE @ A001).
31. THE PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE STANDARDS NOTED ON FORM @ A001.
32. PROVIDE R-13 INSULATION @ BATHROOM WALLS & R-30 IN FLOOR & CEILINGS.
33. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE.
34. PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET.
35. PROVIDE 15" MINIMUM BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL.
36. BATHTUBS AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE, SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE FLOOR.
37. HEATING AND AIR CONDITIONING SYSTEM DESIGN. DUCT SYSTEM ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHOD: ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA 2 MANUAL J-2011 (RESIDENTIAL LOAD CALCULATION), OR EQUIVALENT.
38. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
39. SPECIALS INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMOSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY AREA INSPECTING.
40. 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.
41. NEW OR REMODELED GARAGES, EITHER ATTACHED OR DETACHED, SHALL HAVE AMINIMUM INSIDE CLEAR DIMENSION OF 19' X 19'. WALLS, STEPS AND APPLIANCES SHALL NOT ENCROACH INTO THIS AREA.
42. CLOTHES DRYER:
    a. A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED (CMC 504.4.2)
    b. DRYER EXHAUST CANNOT EXCEED 14 FT. WITH A MAX. OF TWO 90 DEG. ELBOWS.
    c. A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6 FT. AND CANNOT BE CONCEALED.
43. 12"X12" (MINIMUM) PLUMBING ACCESS FOR TUBS.

MD MARKAS DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

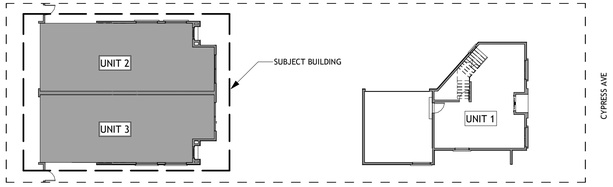
REV	DATE	DESCRIPTION	BY
1	02-25-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

PROPOSED 2nd. FLOOR-UNIT 1

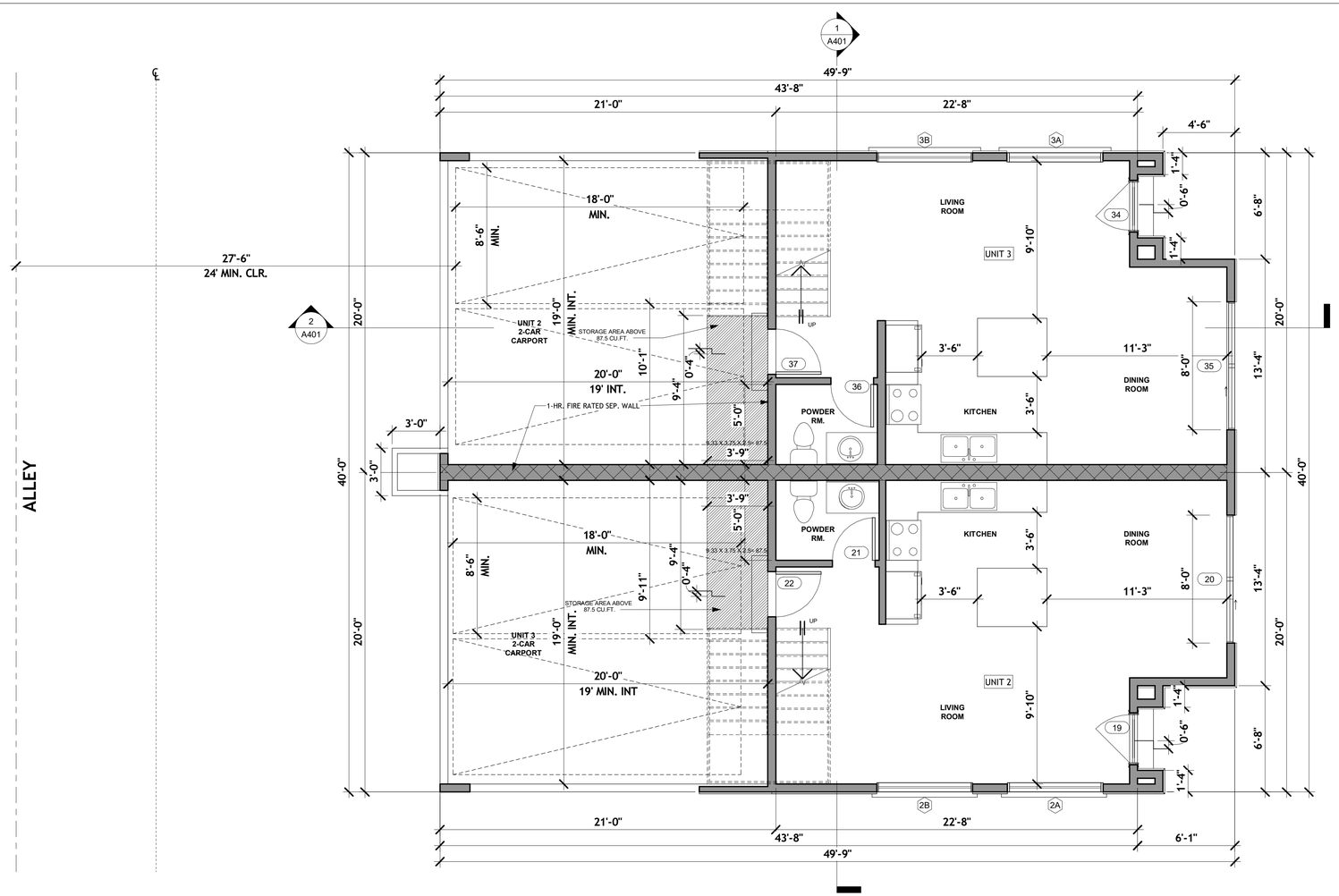
A204

Scale As indicated

7/15/20 3:33:24 PM



KEY SITE PLAN



UNIT #2 (1st. FLOOR)
LIVING AREA = 544 SQ.FT.
CARPORT = 410 SQ.FT.

UNIT #3 (1st. FLOOR)
LIVING AREA = 544 SQ.FT.
CARPORT = 410 SQ.FT.

1 FIRST FLOOR UNITS 2 & 3
1/4" = 1'-0"

N

FLOOR PLAN KEYNOTES

LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS
- 1-HR. WALL

(C) CARBON MONOXIDE ALARM

NOTE:
a) An approved Carbon monoxide alarm shall be installed for new construction and alteration, repair or additions requiring permit exceeding $1000. [CRC R315.1, R315.2.2]
b) CO alarms shall be "hard wired" and shall be equipped with battery backup. [CRC R315.1.2]
c) Co alarms shall be listed for compliance with UL 2034, UL 2075, and maintained NFPA 720. [CRC R315.1, R315.1.1]
d) CO alarms shall be installed outside of each sleeping area in the mmediate vicinity of the bedrooms and on every level of a dwelling unit including basement. [CRC R315.2.6]
e) CO alarms shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit. [CRC R315.1.3, R315.2.5]
f) In existing dwelling unit a CO alarm is permitted to be battery operated where repair or alteration do not result in the removal of wall or ceiling finishes. [CRC R315.2.4 exceptions 2]

(S) SMOKE DETECTOR

NOTE:
a) An approved smoke alarm shall be installed for new construction and alteration, repair or additions requiring permit exceeding $1000. [CRC R314.1, R314.6.2.a.1]
b) Battery operated smoke alarms permitted in existing buildings where no construction is taking place or in building undergoing alteration or repair that do not result in the removal of interior walls or ceiling finishes, unless there is an attic, crawl space or basement which could provide access for wiring. [CRC R314.4 exceptions 1,3]
c) Smoke alarms shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit. [CRC R314.5]
d) Smoke detectors shall be "hard wired" and shall be equipped with battery backup. [CRC R314.4]

50 CFM BATH FAN - ENERGY STAR
COMPLIANT CONTROLLED BY
HUMIDIFIER

HVAC :

- R-6 DUCT INSULATION REQUIRED
- SPACE HEATING
  MINIMUM AFUE: 95%
- CENTRAL AIR CONDITIONING - SPLIT SYSTEM
  MINIMUM SEER: 16.0
- DUCT SEATING

FLOOR PLAN KEYNOTES

1. VERIFY ALL SELECTIONS, SIZES, SPECS. AND REQUIREMENTS OF FIXTURES AND EQUIPMENTS WITH OWNER.
2. (N) WATER HEATER MUST BE STRAPPED TO WALL. NAVIEN NPE-1805 SEE DET. A807
3. MECHANICAL EXHAUST FAN TO OUTSIDE AIR. MINIMUM 5 AIR CHANGE PER 1 HOUR. WIRE TO WALL SWITCH WHERE NO OPENABLE WINDOW. THE POINT OF DISCHARGE SHALL BE AT LEAST 3' FROM ANY OPENING THAT ALLOWS AIR ENTRY INT. OCCUPIED PORTIONS OF THE BUILDING. SHALL BE ENERGY STAR AND HUMIDITY SENSOR CONTROLLED.
4. AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.
5. 1" MAX. DROP
6. ALL LUMINARIES IN KITCHEN AND BATHROOMS, LAUNDRY ROOM AND GARAGE SHALL BE HIGH EFFICACY. GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) PROTECTION FOR ALL 125-VOLT, SINGLE PHASE, 15-AND 20-AMP BATHROOM,GARAGE, OUTDOOR AND BASEMENT RECEPTACLES, COUNTERTOP RECEPTACLES WITHIN 6'-0" OF A WET BAR SINK, ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS INCLUDING ISLAND AND PENINSULAR COUNTERS AND ONE OUTDOOR OUTLET, FRONT AND REAR.
7. AND APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WICH FUEL BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWEELING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
8. 2 X 6 STUD WALL EXTERIOR WALL ONLY U.N.O.
9. NOT USED.
10. 2 x 4 INTERIOR STUD WALL U.N.O.
11. LOCATION OF (E) ELECTRICAL METER - VERIFY W/UTILITY COMPANY & BUILDING INSPECTOR.
12. LOCATION OF (E) GAS METER - VERIFY W/UTILITY COMPANY & BUILDING INSPECTOR.
13. COORDINATE ALL CEILINGS & SOFFITS WITH OWNER/A.C. DUCTING.
14. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHT OUTLET SHALL BE INSTALLED:
    A. IN EVERY HABITABLE ROOM AND BATHROOM.
    B. HALLWAYS.
    C. STAIRWAYS, AT EACH FLOOR LEVEL OF SIX STEPS OR MORE.
    D. ON THE EXTERIOR SIDE OF OUTDOOR, GRADE-LEVEL ENTRANCES AND EXITS.
    E. STORAGE OR EQUIPMENT ROOMS.
15. PROVIDE AN ARC-FAULT CIRCUIT INTERRUPTER IN ALL SLEEPING ROOMS.
16. (N) ALL LUMINARIES IN ALL ROOMS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY OCCUPANT SENSOR OR DIMMER. ALL BEDROOMS RECEPTACLES SHALL HAVE BRANCH BREAKER WITH ARC-FAULT CIRCUIT INTERRUPTERS. CLOSETS LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THESE REQUIREMENTS.
17. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
18. LOCATION OF WHEATHER BASED IRRIGATION SENSOR.
19. LOCATION OF WEATHER BASED IRRIGATION MODULAR CONTROLLER.
20. LOCATION OF (E) WATER METER - VERIFY W/UTILITY COMPANY & BUILDING INSPECTOR.
21. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6' CANDLESOVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.
22. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
23. NOT USED.
24. (N) 24" X 36" ATTIC ACCESS, ATTIC AREA HAVING CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING (22" X 30" MINIMUM). ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. IT IS NOT ALLOWED WITHIN A SMALL CLOSET SPACE.
25. THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED ON FORM @ A001
26. HOSE BIB SHAL BE FITTED WITH A NON-REMOVABLE BACKFLOW DEVICE. EXTERIOR HOSE BIB DIRECT FROM OUTSIDE.
27. ALL SHOWERS & TUB SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE VALVE OR THERMOSTATE MIXING VALVE WITH MAX. TEMPERATURE OF 120.
28. SHOWERS & TUBS SHALL BE SHUTTERPROOF, TEMPERED GLASS ENCLOSURE WITH TOWEL BAR. DOORS SHALL BE TEMPERED GLASS.
29. PORCELAIN LAVATORY SINK PER OWNERS SELECTION.
30. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWERS HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION (SEE @ A001).
31. THE PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE STANDARDS NOTED ON FORM @ A001.
32. PROVIDE R-13 INSULATION @ BATHROOM WALLS & R-30 IN FLOOR & CEILINGS.
33. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE.
34. PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET.
35. PROVIDE 15" MINIMUM BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL.
36. BATHTUBS AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE, SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE FLOOR.
37. HEATING AND AIR CONDITIONING SYSTEM DESIGN. DUCT SYSTEM ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHOD: ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA 2 MANUAL J-2011 (RESIDENTIAL LOAD CALCULATION), OR EQUIVALENT.
38. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
39. SPECIALS INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMOSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY AREA INSPECTING.
40. 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.
41. NEW OR REMODELED GARAGES, EITHER ATTACHED OR DETACHED, SHALL HAVE AMINIMUM INSIDE CLEAR DIMENSION OF 19' X 19'. WALLS, STEPS AND APPLIANCES SHALL NOT ENCROACH INTO THIS AREA.
42. CLOTHES DRYER:
    a. A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED (CMC 504.4.2)
    b. DRYER EXHAUST CANNOT EXCEED 14 FT. WITH A MAX. OF TWO 90 DEG. ELBOWS.
    c. A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6 FT. AND CANNOT BE CONCEALED.
43. 12"X12" (MINIMUM) PLUMBING ACCESS FOR TUBS.

MD MARKAS DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

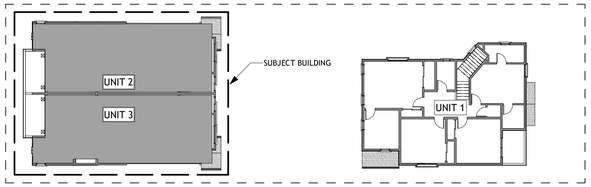
REV	DATE	DESCRIPTION	BY
1	02-26-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

PROPOSED 1st. FLOOR - UNITS 2 & 3

A205

Scale As indicated

7/15/20 3:33:26 PM



KEY SITE PLAN

FLOOR PLAN KEYNOTES

LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS
- 1-HR. WALL

(C) CARBON MONOXIDE ALARM

NOTE:
a) An approved Carbon monoxide alarm shall be installed for new construction and alteration, repair or additions requiring permit exceeding $1000. [CRC R315.1, R315.2.2]
b) CO alarma shall be "hard wired" and shall be equipped with battery backup. [CRC R315.1.2]
c) Co alarms shall be listed for compliance with UL 2034, UL 2075, and maintained NFPA 720. [CRC R315.1, R315.1.1]
d) CO alarms shall be installed outside of each sleeping area in the mmediate vicinity of the bedrooms and on every level of a dwelling unit including basement. [CRC R315.2.6]
e) CO alarms shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit. [CRC R315.1.3, R315.2.5]
f) In existing dwelling unit a CO alarm is permitted to be battery operated where repair or alteration do not result in the removal of wall or ceiling finishes. [CRC R315.2.4 exceptions 2]

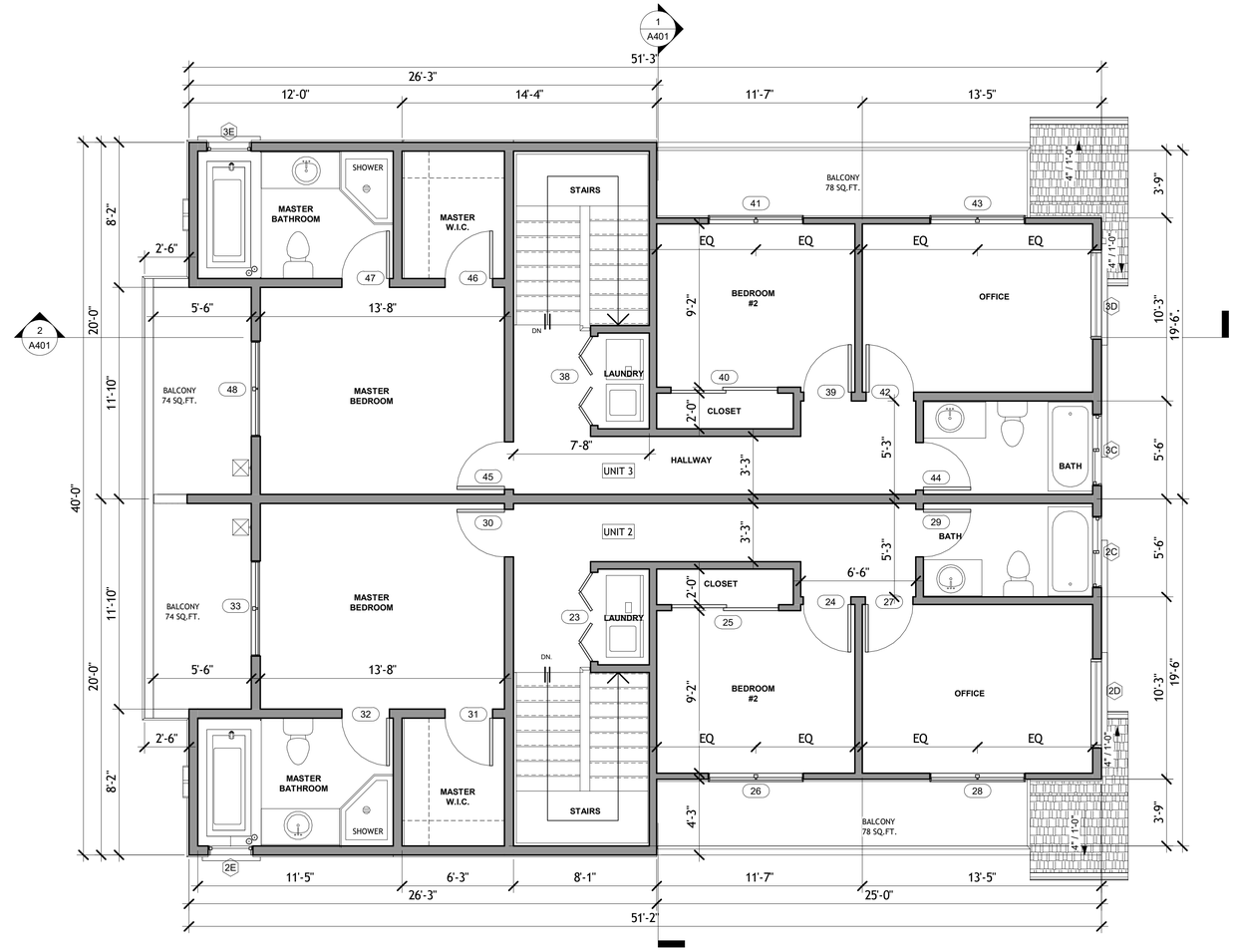
(S) SMOKE DETECTOR

NOTE:
a) An approved smoke alarm shall be installed for new construction and alteration, repair or additions requiring permit exceeding $1000. [CRC R314.1, R314.6.2.a.1]
b) Battery operated smoke alarms permitted in existing buildings where no construction is taking place or in building undergoing alteration or repair that do not result in the removal of interior walls or ceiling finishes, unless there is an attic, crawl space or basement which could provide access for wiring. [CRC R314.4 exceptions 1,3]
c) Smoke alarms shall be interconnected such that the activation of one alarm will activate all alarms in the individual dwelling unit. [CRC R314.5]
d) Smoke detectors shall be "hard wired" and shall be equipped with battery backup. [CRC R314.4]

50 CFM BATH FAN - ENERGY STAR
COMPLIANT CONTROLLED BY
HUMIDIFIER

HVAC :

- R-6 DUCT INSULATION REQUIRED
- SPACE HEATING
  MINIMUM AFUE: 95%
- CENTRAL AIR CONDITIONING - SPLIT SYSTEM
  MINIMUM SEER: 16.0
- DUCT SEATING



UNIT #4 (2nd. FLOOR)
LIVING AREA = 801 SQ.FT.
BALCONY = 74 SQ.FT. & 94 SQ.FT.

UNIT #5(2nd. FLOOR)
LIVING AREA = 801 SQ.FT.
BALCONY = 74 SQ.FT. & 94 SQ.FT.

1 SECOND FLOOR UNITS 2 & 3
1/4" = 1'-0"

FLOOR PLAN KEYNOTES

1. VERIFY ALL SELECTIONS, SIZES, SPECS. AND REQUIREMENTS OF FIXTURES AND EQUIPMENTS WITH OWNER.
2. (N) WATER HEATER MUST BE STRAPPED TO WALL. NAVIEN NPE-1805 SEE DET. A807
3. MECHANICAL EXHAUST FAN TO OUTSIDE AIR. MINIMUM 5 AIR CHANGE PER 1 HOUR. WIRE TO WALL SWITCH WHERE NO OPENABLE WINDOW. THE POINT OF DISCHARGE SHALL BE AT LEAST 3' FROM ANY OPENING THAT ALLOWS AIR ENTRY INT. OCCUPIED PORTIONS OF THE BUILDING. SHALL BE ENERGY STAR AND HUMIDITY SENSOR CONTROLLED.
4. AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.
5. 1" MAX. DROP
6. ALL LUMINARIES IN KITCHEN AND BATHROOMS, LAUNDRY ROOM AND GARAGE SHALL BE HIGH EFFICACY. GROUND FAULT CIRCUIT INTERRUPTERS (GFCI) PROTECTION FOR ALL 125-VOLT, SINGLE PHASE, 15-AND 20-AMP BATHROOM,GARAGE, OUTDOOR AND BASEMENT RECEPTACLES, COUNTERTOP RECEPTACLES WITHIN 6'-0" OF A WET BAR SINK, ALL RECEPTACLES SERVING KITCHEN COUNTERTOPS INCLUDING ISLAND AND PENINSULAR COUNTERS AND ONE OUTDOOR OUTLET, FRONT AND REAR.
7. AND APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WICH FUEL BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWEELING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
8. 2 X 6 STUD WALL EXTERIOR WALL ONLY U.N.O.
9. NOT USED.
10. 2 x 4 INTERIOR STUD WALL U.N.O.
11. LOCATION OF (E) ELECTRICAL METER - VERIFY W/UTILITY COMPANY & BUILDING INSPECTOR.
12. LOCATION OF (E) GAS METER - VERIFY W/UTILITY COMPANY & BUILDING INSPECTOR.
13. COORDINATE ALL CEILINGS & SOFFITS WITH OWNER/A.C. DUCTING.
14. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHT OUTLET SHALL BE INSTALLED:
    A. IN EVERY HABITABLE ROOM AND BATHROOM.
    B. HALLWAYS.
    C. STAIRWAYS, AT EACH FLOOR LEVEL OF SIX STEPS OR MORE.
    D. ON THE EXTERIOR SIDE OF OUTDOOR, GRADE-LEVEL ENTRANCES AND EXITS.
    E. STORAGE OR EQUIPMENT ROOMS.
15. PROVIDE AN ARC-FAULT CIRCUIT INTERRUPTER IN ALL SLEEPING ROOMS.
16. (N) ALL LUMINARIES IN ALL ROOMS SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY OCCUPANT SENSOR OR DIMMER. ALL BEDROOMS RECEPTACLES SHALL HAVE BRANCH BREAKER WITH ARC-FAULT CIRCUIT INTERRUPTERS. CLOSETS LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THESE REQUIREMENTS.
17. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
18. LOCATION OF WHEATHER BASED IRRIGATION SENSOR.
19. LOCATION OF WEATHER BASED IRRIGATION MODULAR CONTROLLER.
20. LOCATION OF (E) WATER METER - VERIFY W/UTILITY COMPANY & BUILDING INSPECTOR.
21. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6' CANDLESOVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL.
22. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
23. NOT USED.
24. (N) 24" X 36" ATTIC ACCESS, ATTIC AREA HAVING CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING (22" X 30" MINIMUM). ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. IT IS NOT ALLOWED WITHIN A SMALL CLOSET SPACE.
25. THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED ON FORM @ A001
26. HOSE BIB SHAL BE FITTED WITH A NON-REMOVABLE BACKFLOW DEVICE. EXTERIOR HOSE BIB DIRECT FROM OUTSIDE.
27. ALL SHOWERS & TUB SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE VALVE OR THERMOSTATE MIXING VALVE WITH MAX. TEMPERATURE OF 120.
28. SHOWERS & TUBS SHALL BE SHUTTERPROOF, TEMPERED GLASS ENCLOSURE WITH TOWEL BAR. DOORS SHALL BE TEMPERED GLASS.
29. PORCELAIN LAVATORY SINK PER OWNERS SELECTION.
30. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWERS HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION (SEE @ A001).
31. THE PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE STANDARDS NOTED ON FORM @ A001.
32. PROVIDE R-13 INSULATION @ BATHROOM WALLS & R-30 IN FLOOR & CEILINGS.
33. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE.
34. PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET.
35. PROVIDE 15" MINIMUM BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL.
36. BATHTUBS AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE, SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE FLOOR.
37. HEATING AND AIR CONDITIONING SYSTEM DESIGN. DUCT SYSTEM ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHOD: ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ANSI/ACCA 2 MANUAL J-2011 (RESIDENTIAL LOAD CALCULATION), OR EQUIVALENT.
38. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
39. SPECIALS INSPECTORS MUST BE QUALIFIED AND ABLE TO DEMOSTRATE COMPETENCE TO THE ENFORCING AGENCY IN THE DISCIPLINE IN WHICH THEY AREA INSPECTING.
40. 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.
41. NEW OR REMODELED GARAGES, EITHER ATTACHED OR DETACHED, SHALL HAVE AMINIMUM INSIDE CLEAR DIMENSION OF 19' X 19'. WALLS, STEPS AND APPLIANCES SHALL NOT ENCROACH INTO THIS AREA.
42. CLOTHES DRYER:
    a. A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED (CMC 504.4.2)
    b. DRYER EXHAUST CANNOT EXCEED 14 FT. WITH A MAX. OF TWO 90 DEG. ELBOWS.
    c. A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6 FT. AND CANNOT BE CONCEALED.
43. 12"X12" (MINIMUM) PLUMBING ACCESS FOR TUBS.

MD MARKAS DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

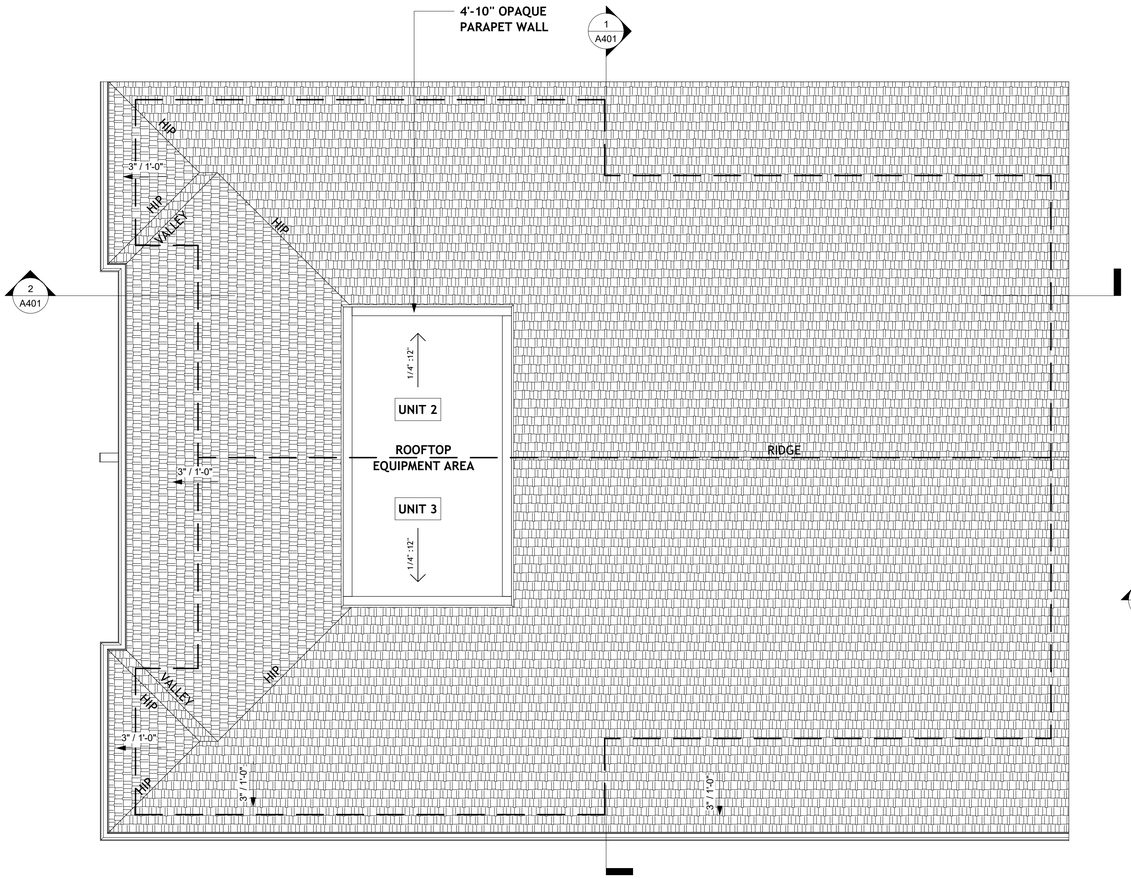
REV	DATE	DESCRIPTION	BY
1	02-26-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

PROPOSED 2nd. FLOOR - UNITS 2 & 3

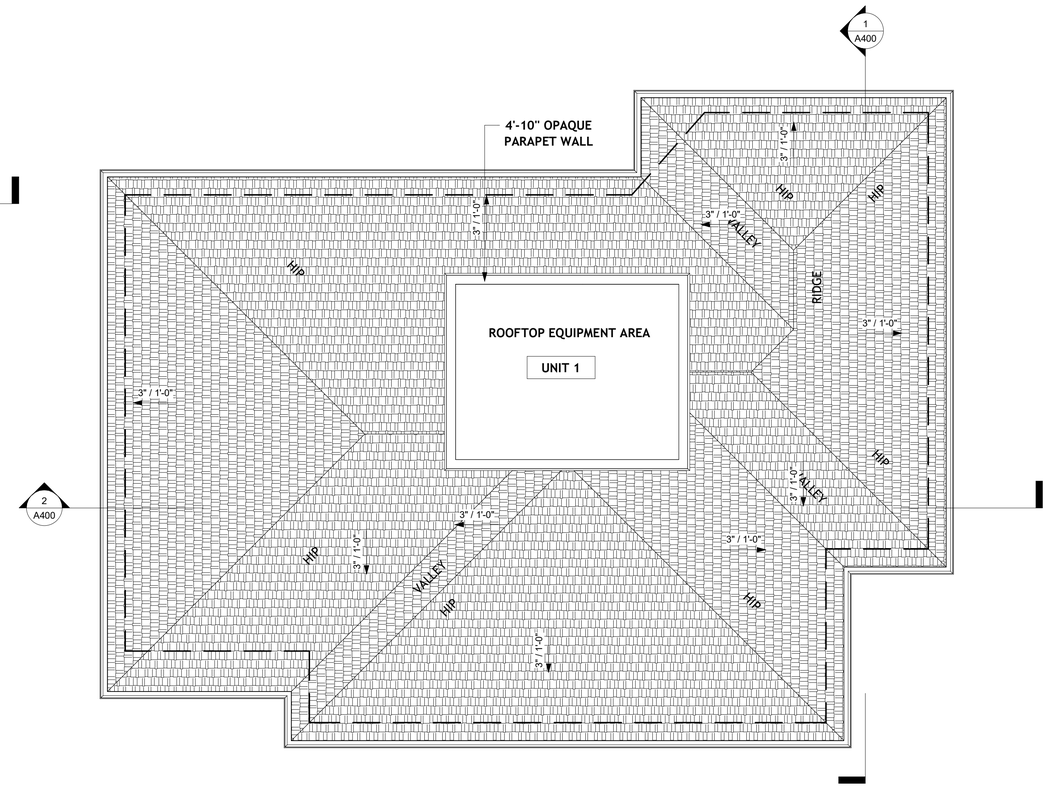
A206

Scale As indicated

7/15/20 3:33:26 PM



2 PROPOSED ROOF PLAN - UNITS 2 & 3
1/4" = 1'-0"



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

ROOF ATTIC VENT CALCS.

ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ.IN. FOR EACH 10 SF. OF ATTIC AREA)

ROOF ATTIC UNIT #1

TOTAL ATTIC AREA: 1,235 SQ.FT.

1,235 x 144 = 177,840 SQ.IN.
177,840/150= **1,185.6 SQ.IN. VENT. REQUIRED**

AIR VENT INC. GALVANIZED STEEL DOME ATTIC VENT 15" DIAMETER
FLASHING DIMENSION: 24" x 24"
PROVIDE 144 SQ.IN. OF NET FREE AREA PER PIECE

1,185.6 SQ.IN. VENT. REQUIRED/144= 8.23 REQUIRED

PROVIDE TOTAL OF 8 (EIGHT) ATTIC VENTS FOR THE ROOF

ROOF ATTIC UNIT # 2 & 3

TOTAL ATTIC AREA: 1,612 SQ.FT.

1,612 x 144 = 232,128 SQ.IN.
232,128/150= **1,547.52 SQ.IN. VENT. REQUIRED**

AIR VENT INC. GALVANIZED STEEL DOME ATTIC VENT 15" DIAMETER
FLASHING DIMENSION: 24" x 24"
PROVIDE 144 SQ.IN. OF NET FREE AREA PER PIECE

1,547.52 SQ.IN. VENT. REQUIRED/144= 10.74 REQUIRED

PROVIDE TOTAL OF 11 (ELEVEN) ATTIC VENTS FOR THE ROOF

ROOF PLAN KEYNOTES

1. 3":12 SLOPE, CLASS ' A ' ICC-ES EVALUATION REPORT ESR-3267, FIRE RETARDANT ROOF COVERING SEE A802, ROOF ASSEMBLY SHALL BE LISTED BY AN APPROVED TESTING AGENCY, (SEE A801) OR EQUAL W/ MORTAR AT RANDOM INSTALL PER MANUFACTURER'S WRITTEN SPECS OVER TWO LAYERS OF 30 # UNDER LAYMENT OVER 5/8" CDX PLYWOOD SHTG.WOOD SHINGLES AND WOOD SHAKE AREA PROHIBITED REGARDLESS OF CLASSIFICATION UNDER UBC STANDARD 15-2. BLDG. CODE 6403.2.
2. (E) SLOPE ROOF: 1/4:12 SLOPE, COOL ROOF, CLASS ' A ' ESR #3267 FIRE RETARDANT ROOF COVERING SEE A802, ROOF ASSEMBLY SHALL BE LISTED BY AN APPROVED TESTING AGENCY, (SEE A801) OR EQUAL W/ MORTAR AT RANDOM INSTALL PER MANUFACTURER'S WRITTEN SPECS OVER TWO LAYERS OF 30 # UNDER LAYMENT OVER 5/8" CDX PLYWOOD SHTG.WOOD SHINGLES AND WOOD SHAKE AREA PROHIBITED REGARDLESS OF CLASSIFICATION UNDER UBC STANDARD 15-2. BLDG. CODE 6403.2.
3. -ROOF DRAINAGE: G.I. GUTTERS AND DOWN SPOUTS TO BE INSTALLED TO COLLECT ROOF WATER. 200Z COOPER "OGEE" SHAPE GUTTER AND 4" DIA. ROUND COOPER DOWN SPOUT PAINT TO MATCH FASCIA AND STUCCO. ALL ROOF DRAINAGE SHALL BE CONDUCTED TO STREET OR APPROVED SITE DRAINAGE SYSTEM.
4. ATTIC VENTILATION: 1/150 OF THE AREA OF VENTILATED SPACE APPROXIMATELY 10 SQ. IN. FOR EACH 10 SQ.FT. OF ATTIC AREA SHALL BE PROVIDED. ATTIC VENTS TO BE SCREENED COOPER LOW PROFILE/FLAT LOUVER INSTALLED BETWEEN ROOF RAFTERS, EAVE VENTS COVERED WITH CORROSION RESISTANT METAL MESH WITH 1/4" OPENING.
5. PROVIDE SHEET METAL FLASHING AT ALL VALLEYS, ROOF TO WALL CONNECTIONS, AND DRIP EDGE, SOLDER ALL FLASHING JOINTS.
6. ATTIC DRAFT STOP: DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS,OVERHANGS AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION PER 91.708.3.1.2.2 (3000 SQFT. & 60' MAX. DRAFT STOP SHALL BE 1/2" GYPSUM BD. OR 3/8" WOOD STRUCT. PANEL OVER 2x4 @ 16".
7. CONTRACTOR SHALL CONFIRM THAT ALL ROOF AREAS ARE PROVIDED WITH POSITIVE DRAINAGE PRIOR TO SHEATHING. ALL ROOF DRAINS SHALL BE LOCATED AT THE LOWEST POINT OF THE ROOF TAKING INTO CONSIDERATION THE CAMBER OF BEAMS AND DEFLECTION OF CANTILEVERS.
8. DUCT ALL ROOF EXHAUST VENTS/FANS TO THEIR RESPECTIVE OPENINGS IN ROOM BELOW.
9. OPENING INTO ATTIC SHALL NOT EXCEED 144 SQ.IN. AND SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENING OF 1/4".

MD MARKAS DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

REV	DATE	DESCRIPTION	BY
1	02-25-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

PROPOSED ROOF PLAN

A207

Scale 1/4" = 1'-0"

7/15/20 3:33:30 PM

GLAZING

SAFETY GLAZING (TEMPERED GLAZING) IS REQUIRED FOR THE FOLLOWING:

A. WHERE THE GLAZING IS WITHIN 24" OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FLOOR. (CRC R308.4.2 ITEM 1)

B. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF THE HINGE SIDE OF AN IN-SWINGING DOOR. (CRC R308.4.2 ITEM 2)

C. GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR. (CRC R308.4.5)

D. GLAZING WHERE THE BOTTOM EDGE IS LESS THAN 36" ABOVE THE STAIRWAYS, LANDINGS, AND RAMPS.

E. GLAZING ADJACENT TO THE STAIRWAY BOTTOM LANDING WHERE THE GLAING IS LESS THAN 36" ABOVE THE LANDING AND WITHIN 60" HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSIG SHALL BE SAFETY GLAZING. (CRC R308.4.7)

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

WINDOWS/DOORS GENERAL NOTES

1. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED SHALL BE LISTED IN ACCORDANCE WITH UL 325.
2. SUBCONTRACTOR / SUPPLIER TO FURNISH & COORDINATE WINDOW SPECIFICATIONS, GLAZING OPTIONS, HEAD / JAMB AND SILL DETAILS, SCREEN TYPES AND DETAILED WINDOW SCHEDULE W/ R.O. PRIOR TO ORDERING AND FABRICATION. DESIGNER TO REVIEW SHOP DWGS. AND WINDOW SCHEDULE PRIOR TO FABRICATION ORDER. INFORM DESIGNER ANY DISCREPANCY WITH DRAWINGS.
3. SUPPLIER TO INSTALL / FABRICATE ALL REQUIRED UBC GLAZING WINDOWS W/ EMPRED GLASS IN ACCORDANCE W. 1997 UBC.
4. VERIFY ALL ROUGH OPENING SIZES PRIOR TO FRAMING FOR UNITS. SUPPLIER TO SUBMIT ALL FRAME & ROUGH OPENING SIZES AND THOSE WINDOWS REQUIRING BRICK MOLD & JAMB EXTENSIONS. ALSO VERIFY QUANTITY.
5. ALL DOORS SHALL BE RAISED PANEL PRIMED SELECTED BY OWNER.
6. PROVIDE EMERGENCY EXIT DOR OR WINDOW FROM EACH SLEEPING ROOM. NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ.FT. MINIMUM NET WINDOW OPENING WIDTH DIMENSION TO BE 20" CLEAR, MIN. NET OPENING HEIGHT TO BE 24" CLEAR. FINISH SILL HEIGHT MAX. 44" ABOVE FLOOR.
7. ALL DOORS AND WINDOWS STYLES SHALL BE APPROVED BY OWNER. COORDINATE AL RAIN (STRIPED) GLASSES WITH DESIGNER/OWNER.
8. ALL WINDOWS DIVISIONS SHALL BE PER ELEVATIONS.
9. WINDOWS, SKYLIGHTS, GLASS DOORS, OR OTHER FENESTRATION (GLAZING) MUST BE DUAL GLAZED & HAVE A PERMANENT LABEL LISTING A U-VALUE OF .75 OR LESS.
10. TEMP. GLASS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
    - A. GLAZING IN ALL DOORS
    - B. GLAZING IN BATH AND SHOWER ENCLOSURES, WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING WHEN LESS THAN 60" ABOVE THE DRAIN.
    - C. GLAZING WITHIN A 24" ARC OF DOOR EDGE
    - D. PANELS OVER 9 SQUARE FEET HAVING THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISH FLOOR AND HAVING A TOP EDGE GREATER THAN 36" ABOVE THE FLOOR
    - E. GLAZING 5'-0" FROM TOP OR BOTTOM OF STAIRWAYS WITH BOTTOM EDGE LESS THAN 60" ABOVE WALKING SURFACE
    - F. WARDROBE DOORS
    - G. ALL GLZING IN GUARDRAILS.
11. EXTERIOR DOORS, DOOR BETWEEN HOUSE AND GARAGE, WINDOWS CAN THEIR HARDWARE SHALL CONFORM TO SECURITY PROVISIONS OF CHAPTER 67 OF THE BUILDING CODE.
    - A. SINGLE SWINGING DOORS, ACTIVE LEAF OF PAIR OF DOORS, AND THE BOTTOM LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD LOCKING LATCH AND A DEAD LOCKING LATCH AND A DEAD-BOLT WITH HARDEN INSERT WITH 1" MIN. THROW AND 5/8" MIN. EMBEDMENT INTO JAMB. BOTH ARE TO BE KEY OPERATED FROM THE OUTSIDE.
    - B. INACTIVE LEAF OF A PAIR OF DOORS OR UPPER LEAF OF DUTCH DOOR SHALL HAVE DEADBOLT PER ITEM "A" NOT KEY OPERATED, OR HARDENED DEADBOLT TOP & BOTTOM WITH 1/2" EMBEDMENT.
    - C. SWINGING DOORS SHALL BE SOLID CORE AND NOT LESS THAN 1-3/8" THICK. PANELS OF WOOD DOORS SHALL BE 9/16" THICK AND NOT MORE THAN 300 SQUARE INCHES, STILES AND RAILS TO BE 1-3/8" THICK AND 3" MIN. WIDTH.
    - D. DOOR HINGE PINS ACCESSIBLE FROM THE OUTSIDE SHALL BE NON-REMOVABLE.
    - E. DOORSTOPS OF WOOD JAMBS OF IN-SWINING DOORS SHALL BE ONE PIECE CONSTRUCTION OR JOINED BY A RABET.
    - F. WINDOWS AND DOORS LIGHTS WITHIN 40" OF THE LOCKING DEVICE SHALL BE FULLY TEMPERED/RESITANT/OR PROTECTED BY BARS.
    - G. OVERHEAD AND SLIDING GARAGE DOORS SHALL BE SECURED WITH A CYLINDER LOCK PEDLOCK WITH HARDENED STEEL SHACKLE, OR EQUIVALENT WHEN NOT OTHER LOCKED BY ELECTRIC POWER OPERATION, JAMB LOCKS SHALL BE ON BOTH JAMBS FOR DOORS EXCEEDING 9 FEET IN WIDTH.
    - H. SLIDING GLASS DOORS AND SLIDING WINDOWS SHALL BE CAPABLE OF WITHSTANDING FORCED ENTRY ATTEMPTS AS OUTLINED IN SEC. 6706.7.

SCHEDULES

WINDOW SCHEDULE

Window Schedule

UNIT #	Type Mark	From Room: Name	Rough Opening Width	Rough Opening Height	Type	Vent	Light	Material	Finish	Head Height	Comments	Mark
	1A	KITCHEN	5' - 4"	6' - 8"	Window-Casement-Milgard-Tuscany_Series-Single_Casement_Picture_Window					7' - 8"		1A
	1B	DINING ROOM	5' - 4"	6' - 8"	Window-Casement-Milgard-Tuscany_Series-Single_Casement_Picture_Window					7' - 8"		1B
	1C	KITCHEN	4' - 0"	4' - 6"	Window-Gliding-Andersen-400_Series					7' - 8"		1C
	1D	UNIT 1 2-CAR GARAGE	5' - 0"	5' - 0"	Window-Gliding-Andersen-400_Series					7' - 8"		1D
	1E	KITCHEN	2' - 6"	4' - 0"	Casement with Trim					7' - 8"		1E
	1F	BEDROOM #4	3' - 3"	6' - 8"	Window-Casement-Milgard-Tuscany_Series-Single_Casement_Picture_Window					6' - 8"		1F
	1G	BATH	2' - 6"	4' - 0"	Window-Casement-Andersen-400_Series					6' - 8"		1G
	1H	HALLWAY	2' - 6"	4' - 0"	Casement with Trim					6' - 8"		1H
	1I	BATH	2' - 0"	3' - 0"	Window-Casement_Fixed-Andersen-400_Series					6' - 8"		1I
	1J	MASTER BEDROOM	5' - 4"	6' - 8"	Window-Casement-Milgard-Tuscany_Series-Single_Casement_Picture_Window					6' - 8"		1J
	1K	MASTER BEDROOM	2' - 6"	4' - 0"	Window-Casement-Andersen-400_Series					6' - 8"		1K
	1L	MASTER BEDROOM	2' - 6"	4' - 0"	Window-Casement-Andersen-400_Series					6' - 8"		1L
	1M	MASTER BATH	2' - 6"	4' - 0"	Window-Casement-Andersen-400_Series					6' - 8"		1M
	1N	MASTER BATH	2' - 6"	4' - 0"	Casement with Trim					6' - 8"		1N
	1O	BEDROOM #2	5' - 4"	6' - 8"	Window-Casement-Milgard-Tuscany_Series-Single_Casement_Picture_Window					6' - 8"		1O
	2B	LIVING ROOM	6' - 0"	6' - 8"	Window-Gliding-Andersen-400_Series					7' - 8"		2B
	2C	BATH	4' - 0"	2' - 0"	Slider with Trim					6' - 8"		2C
	2D	OFFICE	5' - 0"	4' - 0"	Window-Casement-Andersen-E_Series					6' - 8"		2D
	2E	MASTER BATHROOM	2' - 6"	4' - 0"	Casement with Trim					6' - 8"		2E
	3A	LIVING ROOM	6' - 0"	6' - 8"	Window-Fixed-Andersen-100_Series					7' - 8"		
	3B	LIVING ROOM	6' - 0"	6' - 8"	Window-Gliding-Andersen-400_Series					7' - 8"		3B
	3C	BATH	4' - 0"	2' - 0"	Slider with Trim					6' - 8"		3C
	3D	OFFICE	5' - 0"	4' - 0"	Window-Casement-Andersen-E_Series					6' - 8"		3D
	3E	MASTER BATHROOM	2' - 6"	4' - 0"	Casement with Trim					6' - 8"		3E

a. ALL WINDOWS SHALL BE WOOD CLAD OR BAKED ENAMEL PAINT FOR EXTERIOR AND PRIMED INTERIOR.
b. ALL GLASS WINDOWS OPENING TO BATH & PWDR. ROOMS FACING EITHER SIDE ELEVATIONS SHALL BE MILK SEMI TRANSPARENT GLAZING.
c. ALL SIZES AND HEADERS ARE NOMINAL DIMENSIONS.
d. VERIFY ALL QUANTITIES & REQUIRED ROUGH OPENINGS IN FIELD.
e. PROVIDE ALTERNATIVE BID WITH VINYL WINDOWS (MILGARD HEAVY).
f. PROVIDE NATURAL LIGHT IN HABITABLE ROOMS BY MEANS OF EXTERIOR WALL OPENINGS WITH AN AREA NOT LESS THAN 8% OF FLOOR AREA.
g. PROVIDE NATURAL VENTILATION IN HABITABLE ROOMS BY MEANS & OPENABLE EXTERIOR WALL OPENINGS WITH AN AREA NOT LESS THAN 4% OF FLOOR AREA.

DOOR SCHEDULE

NOTE:
SEE A211 FOR A DETAILED SCHEDULE

SECURITY REQUIREMENTS (2017 LABC)

1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL.
2. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, , OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR ACCESS STRUCTURES.
3. WOOD FLUSH-TYPE DOORS SHALL BE 1-3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY RABBET TO THE JAMB.
4. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH INCANDESCENT LIGHT BULB (60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR SIDE OF THE UNIT.
5. ALL PIN-TYPE DOOR HINGES SHALL HAVE NON-REMOVABLE HINGE PINS. HINGE SHALL HAVE MIN. 1/4" DIA. STEEL JAMBSTUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVIDE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2-1/2" LONG.
6. PROVIDE DEAD BOLTS WITH HARDENED INSERTS;DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, M & S OCCUPANCIES).
7. STRAIGHT DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4"
8. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 INCH THICK WITH SHAPED PORTIONS OF THE PANELS NOT LESS THAN 1/4 INCH THICK, AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300SQ.IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH.
9. SLIDING GLASS DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL FROM THE TRACK WHILE IN THE CLOSED POSITION.
10. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SAHLL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.1 .
11. METAL OR WOODEN OVERHEAD AND SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHCKLE BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED.
12. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYP DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
13. IN GROUP B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GRATER THAN 6 IN. BUT LESS THAN 48 IN., SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES.
14. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY-RESISTAN MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLES HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS.
15. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY.
16. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN GROUP B, F, M, AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH A MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS.
17. SLIDING WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.
18. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED.
19. ANY RELEASE FOR METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24-INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION.
20. ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION.

MARKAS DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

REV	DATE	DESCRIPTION	BY
1	02-25-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

WINDOWS & DOORS SCHEDULES

A210

Scale

7/15/20 3:33:31 PM

Door Schedule

UNIT	Door Number	From Room: Name	Door Size	Type	Frame Type	Fire Rating	Details Head	Details Jamb	Details Sill	Comments
	1	KITCHEN	48" x 96"	8030_Arched_Wood_amp_Iron_Entry_Door_11390						
	2	UNIT 1 2-CAR GARAGE	34" x 80"	Single-Flush						
	3	PWDR. RM.	32" x 80"	Single-Flush						
	4	UNIT 1 2-CAR GARAGE	ByType 2	Door_Overhead-Sectional_CarriageHouseDC_Steel-305		As Specified in 08360				
	5	BEDROOM #4	32" x 80"	Single-Flush						
	6	BATH	32" x 80"	Single-Flush						
	7	W.I.C.	32" x 80"	Single-Flush						
	8	LAUNDRY	32" x 80"	Single-Flush						
	9	BEDROOM #3	32" x 80"	Single-Flush						
	10	BEDROOM #3	64" x 80"	Door-Outswing-Andersen-E_Series-Double_Stationary						Aluminum-clad wood french patio outswing double door
	11	CLST.	60" x 80"	Sliding-Closet						
	12	BEDROOM #2	32" x 80"	Single-Flush						
	13	CLST.	60" x 80"	Sliding-Closet						
	14	MASTER BEDROOM	32" x 80"	Single-Flush						
	15	CLST.	60" x 80"	Sliding-Closet						
	16	MASTER BATH	32" x 80"	Single-Flush						
	17	CLST.	72" x 80"	Sliding-Closet						
	18	BATH	32" x 80"	Single-Flush						
	19	LIVING ROOM	36" x 96"	Door-Entry_2-Panel-Glz-Round-Top		60 Minute				
	20	DINING ROOM	96" x 80"	Door-Sliding-Milgard-Montecito_Series-2_Panels						
	21	POWDER RM.	32" x 80"	Single-Flush						
	22	LIVING ROOM	34" x 80"	Single-Flush						
	23	LAUNDRY	60" x 80	Bifold-4 Panel						
	24	BEDROOM #2	32" x 80"	Single-Flush						
	25	CLOSET	72" x 80"	Sliding-Closet						
	26	BEDROOM #2	64" x 80"	Door-Outswing-Andersen-E_Series-Double_Stationary						Aluminum-clad wood french patio outswing double door
	27	OFFICE	32" x 80"	Single-Flush						
	28	OFFICE	64" x 80"	Door-Outswing-Andersen-E_Series-Double_Stationary						Aluminum-clad wood french patio outswing double door
	29	BATH	32" x 80"	Single-Flush						
	30	MASTER BEDROOM	32" x 80"	Single-Flush						
	31	MASTER W.I.C.	32" x 80"	Single-Flush						
	32	MASTER BATHROOM	32" x 80"	Single-Flush						
	33	MASTER BEDROOM	64" x 80"	Door-Outswing-Andersen-E_Series-Double_Stationary						Aluminum-clad wood french patio outswing double door
	34	LIVING ROOM	36" x 96"	Door-Entry_2-Panel-Glz-Round-Top		60 Minute				
	35	DINING ROOM	96" x 80"	Door-Sliding-Milgard-Montecito_Series-2_Panels						
	36	POWDER RM.	32" x 80"	Single-Flush						
	37	LIVING ROOM	34" x 80"	Single-Flush						
	38	LAUNDRY	60" x 80	Bifold-4 Panel						
	39	BEDROOM #2	32" x 80"	Single-Flush						
	40	CLOSET	72" x 80"	Sliding-Closet						
	41	BEDROOM #2	64" x 80"	Door-Outswing-Andersen-E_Series-Double_Stationary						Aluminum-clad wood french patio outswing double door
	42	OFFICE	32" x 80"	Single-Flush						
	43	OFFICE	64" x 80"	Door-Outswing-Andersen-E_Series-Double_Stationary						Aluminum-clad wood french patio outswing double door
	44	BATH	32" x 80"	Single-Flush						
	45	MASTER BEDROOM	32" x 80"	Single-Flush						
	46	MASTER W.I.C.	32" x 80"	Single-Flush						
	47	MASTER BATHROOM	32" x 80"	Single-Flush						
	48	MASTER BEDROOM	64" x 80"	Door-Outswing-Andersen-E_Series-Double_Stationary						Aluminum-clad wood french patio outswing double door

Grand total: 48

MD MARKAS DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

REV	DATE	DESCRIPTION	BY
1	02-25-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANNING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

DOORS SCHEDULE

A211

Scale

7/15/20 3:33:31 PM

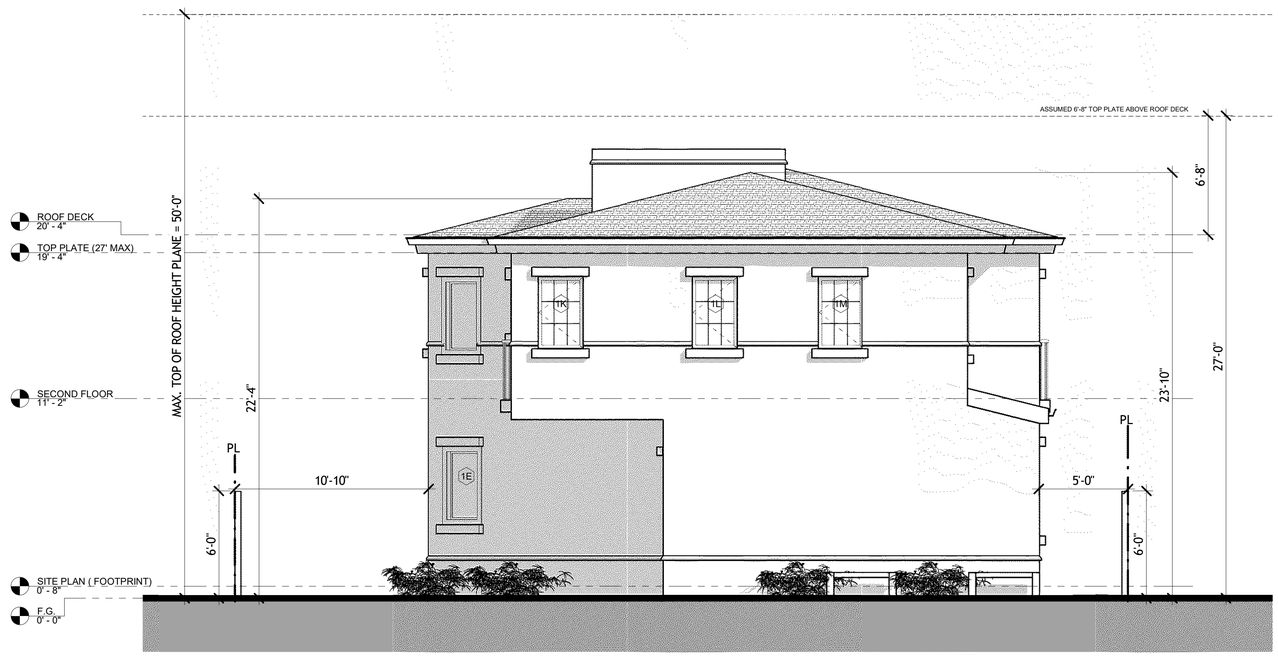
ELEVATION KEYNOTES

1. (N) ROOF
2. ROOF DRAINAGE: G.I. GUTTERS AND DOWN SPOTS TO BE INSTALLED TO COLLECT ROOF WATER. PAINT TO MATCH FASCIA AND STUCCO. ALL ROOF DRAINAGE SHALL BE CONDUCTED TO STREET OR APPROVED DISPOSAL AREA. PROVIDE SHEATH METAL FLASHING AND DRIP EDGE @ ALL VALLEYS, ROOF TO WALL CONNECTIONS.
3. CORROSION RESISTANT WEEP SCREED BELOW STUCCO (TYP.) MIN 4" ABOVE GRADE & 2" ABOVE SLAB OR PAVED AREA. (SEE DETAIL #10 @ A800)
4. WINDOWS & DOORS PER SCHEDULES AT A206.
5. (N) WHITE SAND FINISH STUCCO.

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.

1 NEW FRONT ELEVATION - UNIT 1
1/4" = 1'-0"



2 NEW REAR ELEVATION - UNIT 1
1/4" = 1'-0"

MD MARKAS DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

REV	DATE	DESCRIPTION	BY
1	02-26-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

ELEVATIONS UNIT #1

A300

Scale 1/4" = 1'-0"

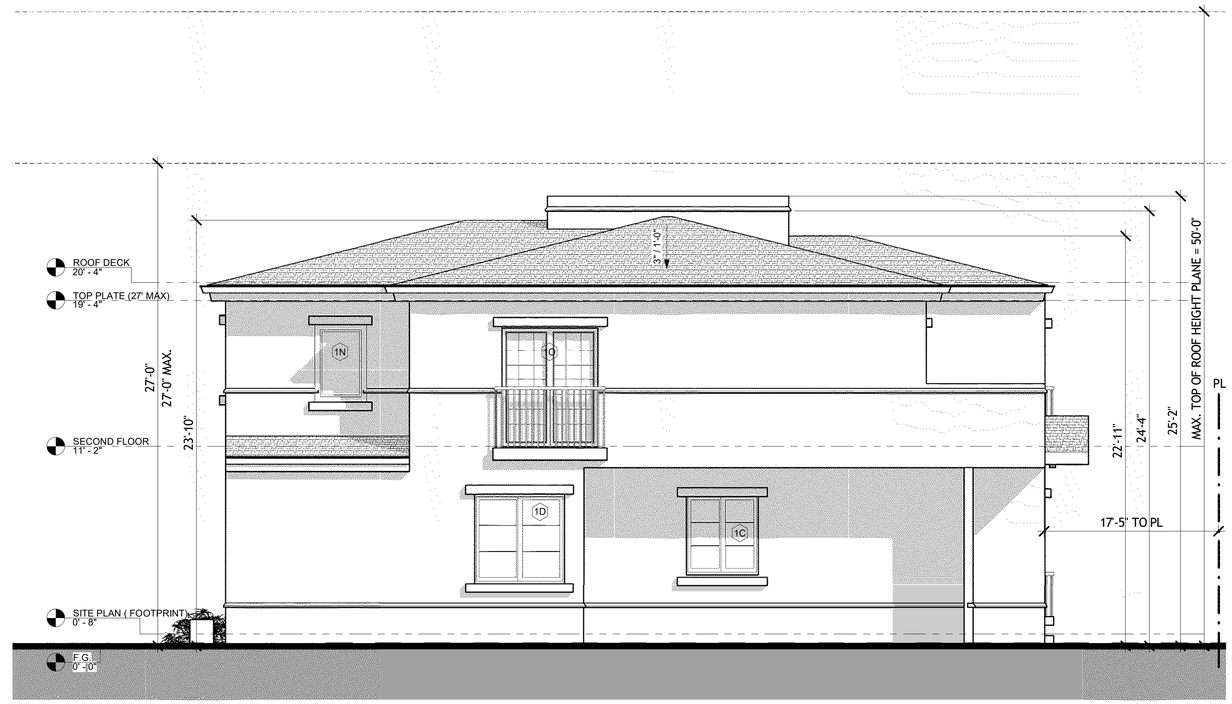
7/16/20 8:08:20 AM

ELEVATION KEYNOTES

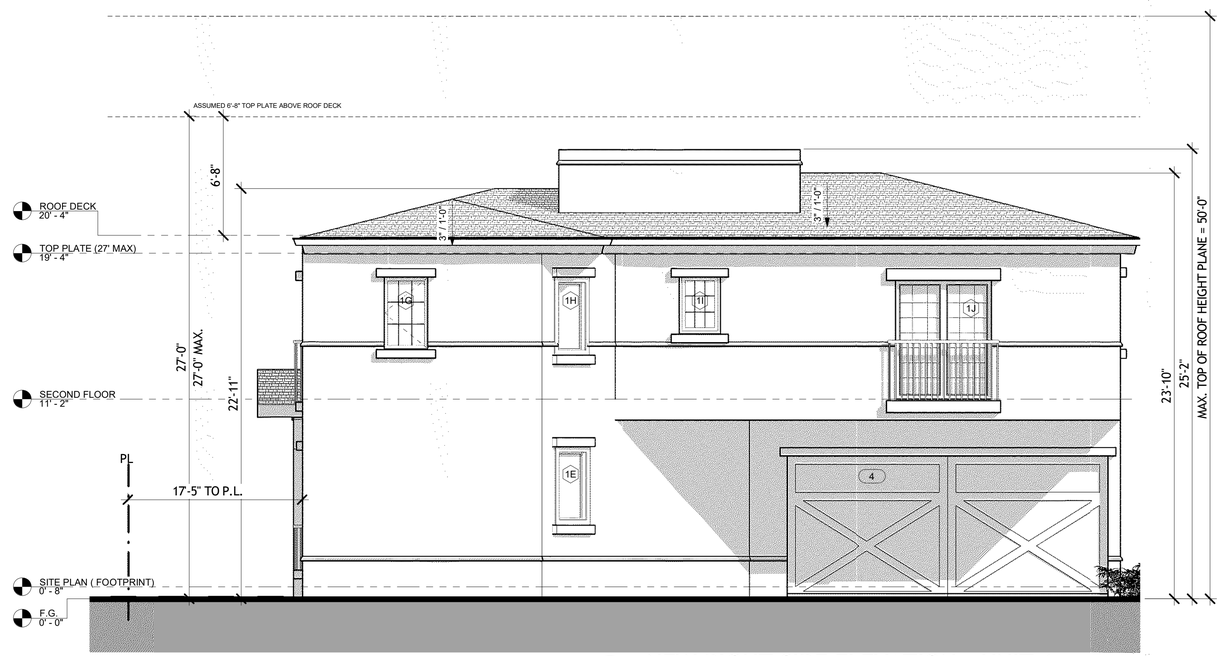
1. (N) ROOF
2. ROOF DRAINAGE: G.I. GUTTERS AND DOWN SPOTS TO BE INSTALLED TO COLLECT ROOF WATER. PAINT TO MATCH FASCIA AND STUCCO. ALL ROOF DRAINAGE SHALL BE CONDUCTED TO STREET OR APPROVED DISPOSAL AREA. PROVIDE SHEATH METAL FLASHING AND DRIP EDGE @ ALL VALLEYS, ROOF TO WALL CONNECTIONS.
3. CORROSION RESISTANT WEEP SCREED BELOW STUCCO (TYP.) MIN 4" ABOVE GRADE & 2" ABOVE SLAB OR PAVED AREA. (SEE DETAIL #10 @ A800)
4. WINDOWS & DOORS PER SCHEDULES AT A206.
5. (N) WHITE SAND FINISH STUCCO.

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.



1 NEW LEFT SIDE ELEVATION - UNIT 1
1/4" = 1'-0"



2 NEW RIGHT SIDE ELEVATION - UNIT 1
1/4" = 1'-0"

MD MARKAS DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

REV	DATE	DESCRIPTION	BY
1	02-26-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

ELEVATIONS UNIT #1

A301

Scale 1/4" = 1'-0"

7/15/20 3:35:56 PM

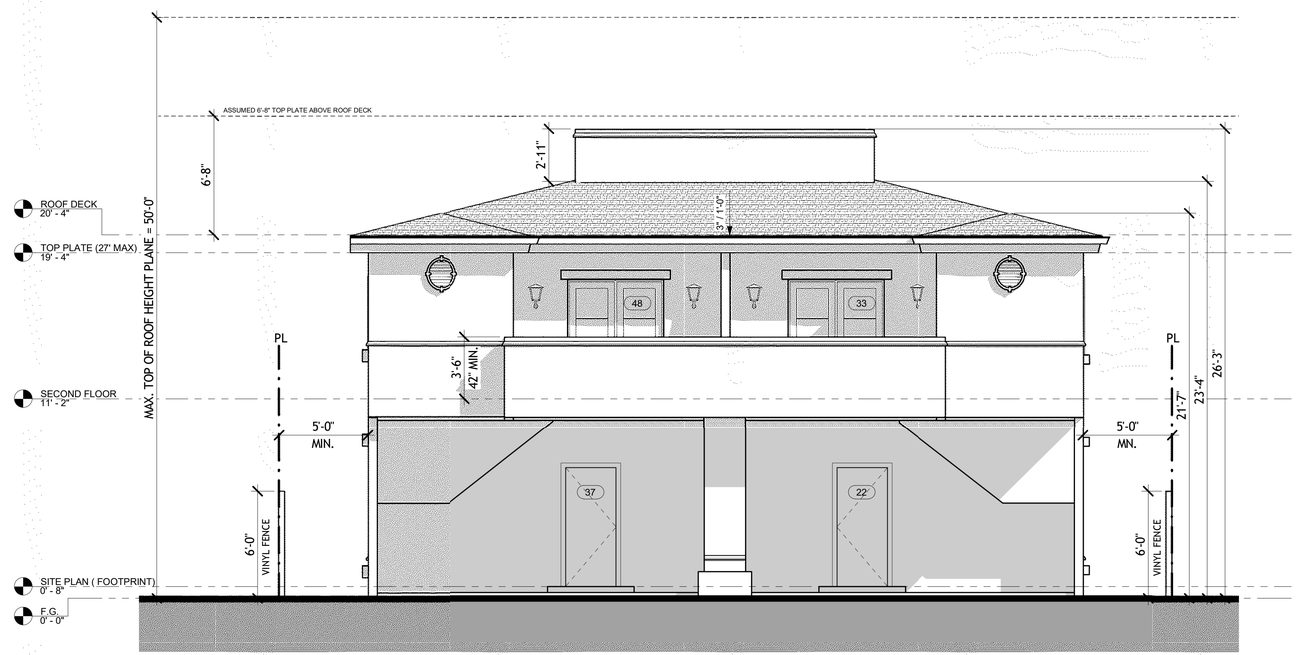
ELEVATION KEYNOTES

1. (N) ROOF
2. ROOF DRAINAGE: G.I. GUTTERS AND DOWN SPOTS TO BE INSTALLED TO COLLECT ROOF WATER. PAINT TO MATCH FASCIA AND STUCCO. ALL ROOF DRAINAGE SHALL BE CONDUCTED TO STREET OR APPROVED DISPOSAL AREA. PROVIDE SHEATH METAL FLASHING AND DRIP EDGE @ ALL VALLEYS, ROOF TO WALL CONNECTIONS.
3. CORROSION RESISTANT WEEP SCREED BELOW STUCCO (TYP.) MIN 4" ABOVE GRADE & 2" ABOVE SLAB OR PAVED AREA. (SEE DETAIL #10 @ A800)
4. WINDOWS & DOORS PER SCHEDULES AT A206.
5. (N) WHITE SAND FINISH STUCCO.

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.

3 NEW FRONT ELEVATION - UNITS 2 & 3
1/4" = 1'-0"



4 NEW REAR ELEVATION - UNIT 2 & 3
1/4" = 1'-0"

MD MARKAS DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

REV	DATE	DESCRIPTION	BY
1	02-26-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

ELEVATIONS UNIT 2 & 3

A302

Scale 1/4" = 1'-0"

7/16/20 8:09:40 AM

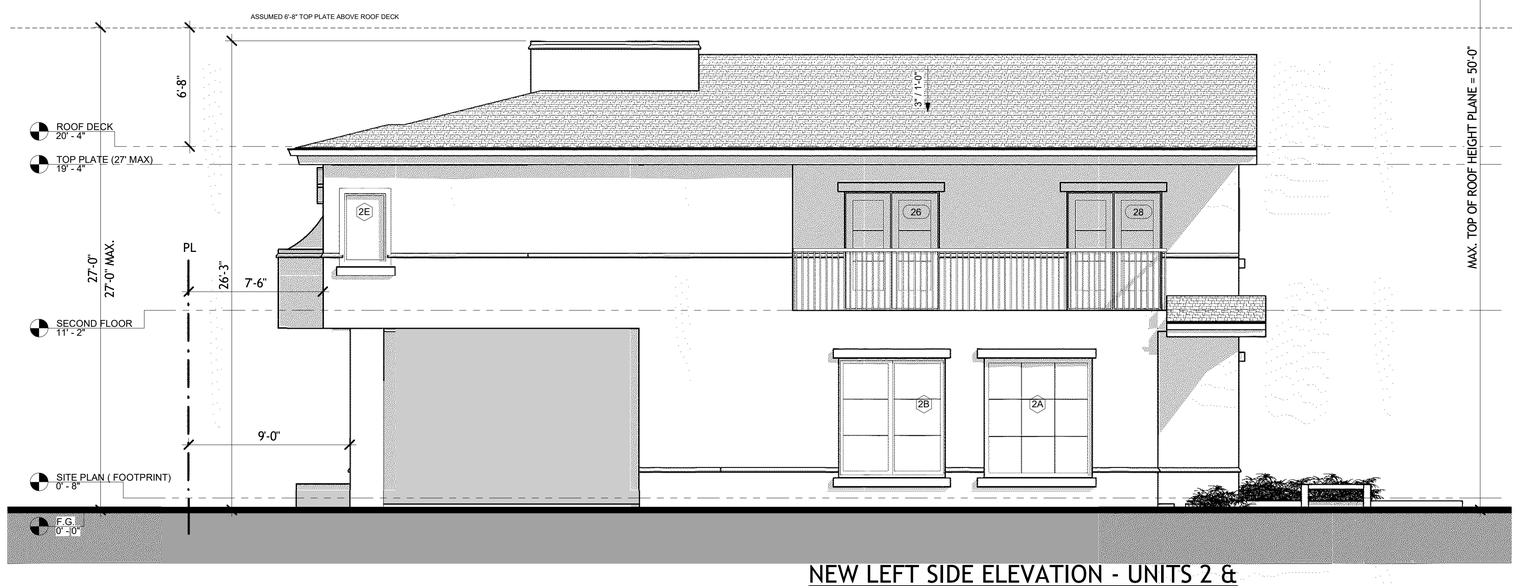
ELEVATION KEYNOTES

1. (N) ROOF
2. ROOF DRAINAGE: G.I. GUTTERS AND DOWN SPOTS TO BE INSTALLED TO COLLECT ROOF WATER. PAINT TO MATCH FASCIA AND STUCCO. ALL ROOF DRAINAGE SHALL BE CONDUCTED TO STREET OR APPROVED DISPOSAL AREA. PROVIDE SHEATH METAL FLASHING AND DRIP EDGE @ ALL VALLEYS, ROOF TO WALL CONNECTIONS.
3. CORROSION RESISTANT WEEP SCREED BELOW STUCCO (TYP.) MIN 4" ABOVE GRADE & 2" ABOVE SLAB OR PAVED AREA. (SEE DETAIL #10 @ A800)
4. WINDOWS & DOORS PER SCHEDULES AT A206.
5. (N) WHITE SAND FINISH STUCCO.

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.

1 NEW RIGHT SIDE ELEVATION - UNITS 2 & 3
1/4" = 1'-0"



2 NEW LEFT SIDE ELEVATION - UNITS 2 & 3
1/4" = 1'-0"

MD MARKAS DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

REV	DATE	DESCRIPTION	BY
1	02-25-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

ELEVATIONS UNIT 2 & 3

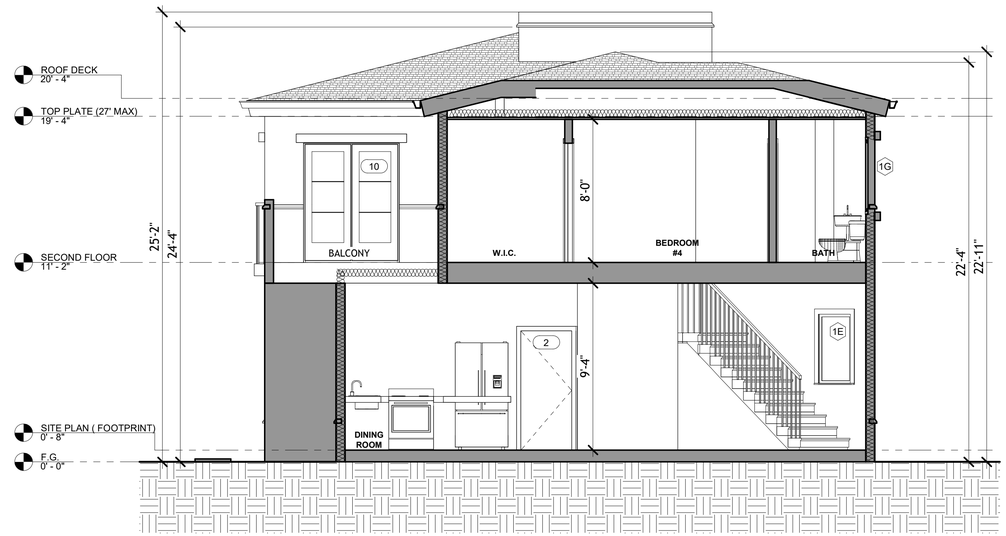
A303

Scale 1/4" = 1'-0"

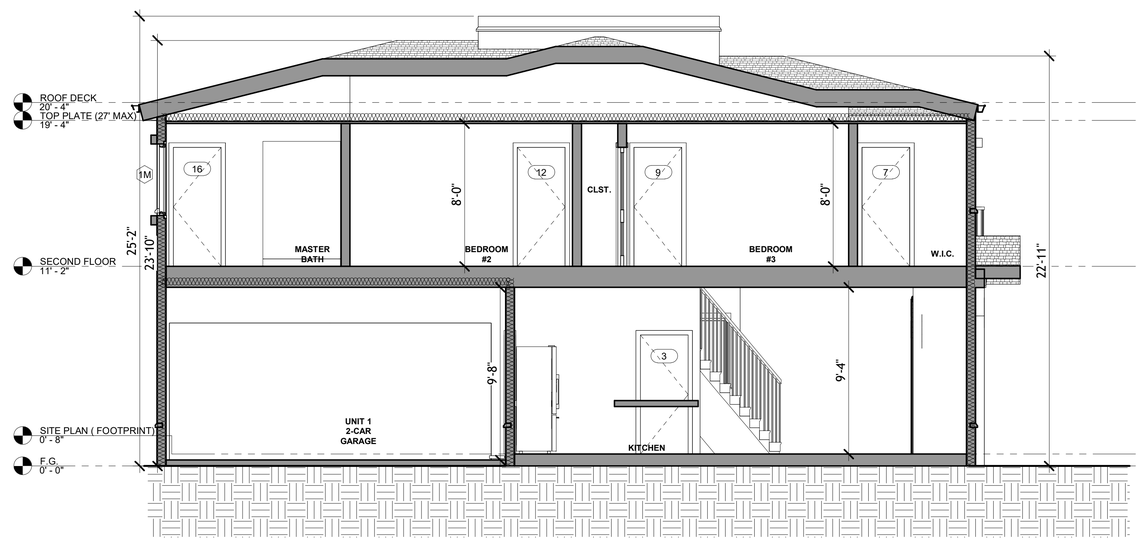
7/15/20 3:39:13 PM

SECTION KEYNOTES

1. (N) ROOF
2. 2 X 6 WALL FRAMING TYPICAL WITH R-19 BATT INSULATION AT ALL EXTERIOR WALLS.
3. CEILING SYSTEM: 2x CEILING JOISTS @ 16" o.c. SEE STRUCTURAL PLANS. WITH R-38 BATT INSULATION.
4. PLASTER FINISH.
5. 2x4 INTERIOR NON-BEARING PARTITION.
6. R-38 BATT INSULATION AT ALL CEILINGS.
7. 5/8" TYPE "X" GYPSUM BOARD TYPICAL AT ALL CEILING AND WALLS.
8. FOR EXTERIOR FINISHES SEE ELEVATIONS.
9. DOORS/WINDOWS PER PLANS & ELEVATIONS.
10. NO USED
11. ALL DOORS & WINDOWS HEADER HEIGHTS ARE NOMINAL DIMENSION. VERIFY ALL ROUGH OPENINGS SIZES & REQUIREMENTS WITH DOOR & WINDOW MANUFACTURER PRIOR TO FRAMING.



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



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

MD MARKAS DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS
2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN -
818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

REV	DATE	DESCRIPTION	BY
1	02-26-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

SECTIONS UNIT 1

A400

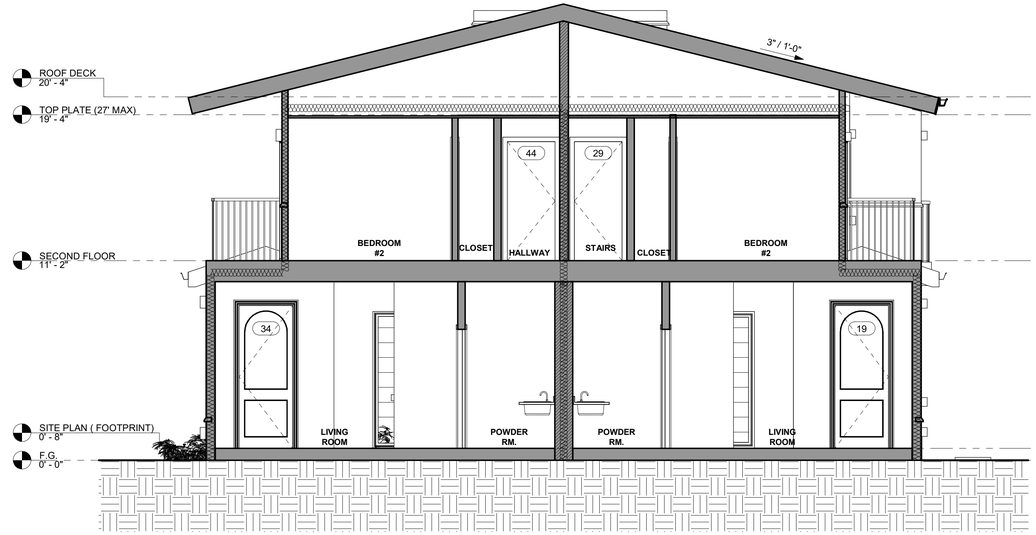
Scale 1/4" = 1'-0"

7/15/20 3:39:15 PM

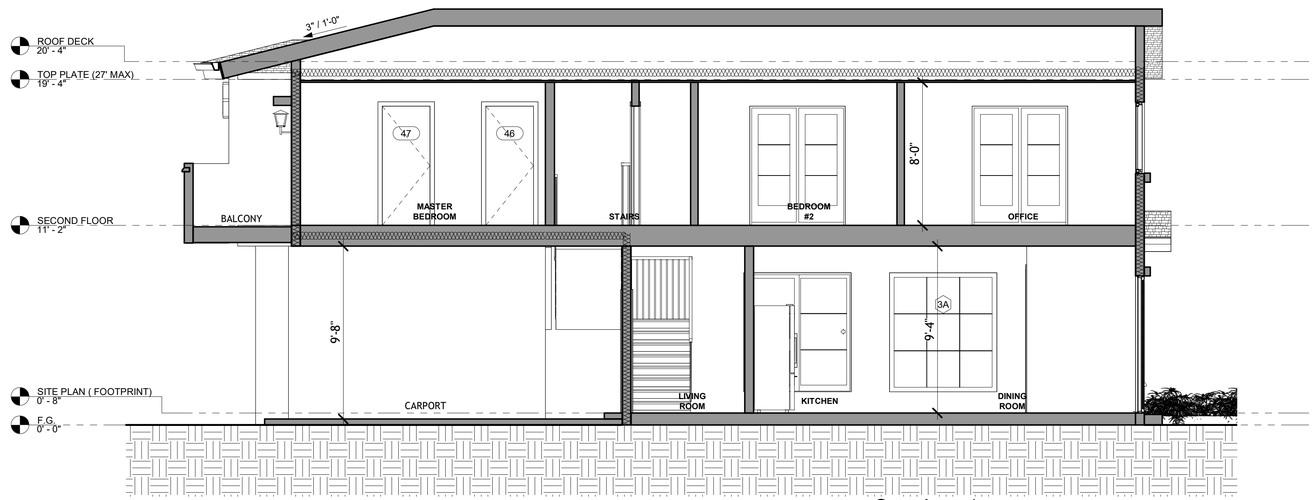
MD MARKAS DESIGN
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606
310.774.6843/45
4homeplans@gmail.com
4homeplans@gmail.com

SECTION KEYNOTES

1. (N) ROOF
2. 2 X 6 WALL FRAMING TYPICAL WITH R-19 BATT INSULATION AT ALL EXTERIOR WALLS.
3. CEILING SYSTEM: 2x CEILING JOISTS @ 16" o.c. SEE STRUCTURAL PLANS. WITH R-38 BATT INSULATION.
4. PLASTER FINISH.
5. 2x4 INTERIOR NON-BEARING PARTITION.
6. R-38 BATT INSULATION AT ALL CEILINGS.
7. 5/8" TYPE "X" GYPSUM BOARD TYPICAL AT ALL CEILING AND WALLS.
8. FOR EXTERIOR FINISHES SEE ELEVATIONS.
9. DOORS/WINDOWS PER PLANS & ELEVATIONS.
10. NO USED
11. ALL DOORS & WINDOWS HEADER HEIGHTS ARE NOMINAL DIMENSION. VERIFY ALL ROUGH OPENINGS SIZES & REQUIREMENTS WITH DOOR & WINDOW MANUFACTURER PRIOR TO FRAMING.



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



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

MARKAS DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

REV	DATE	DESCRIPTION	BY
1	02-26-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

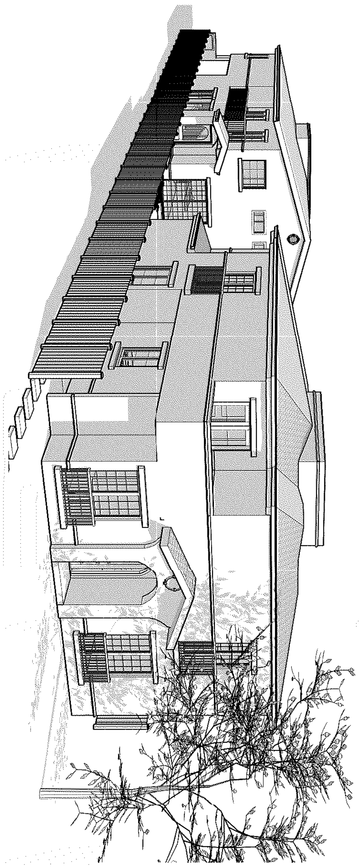
SECTIONS UNITS 2 & 3

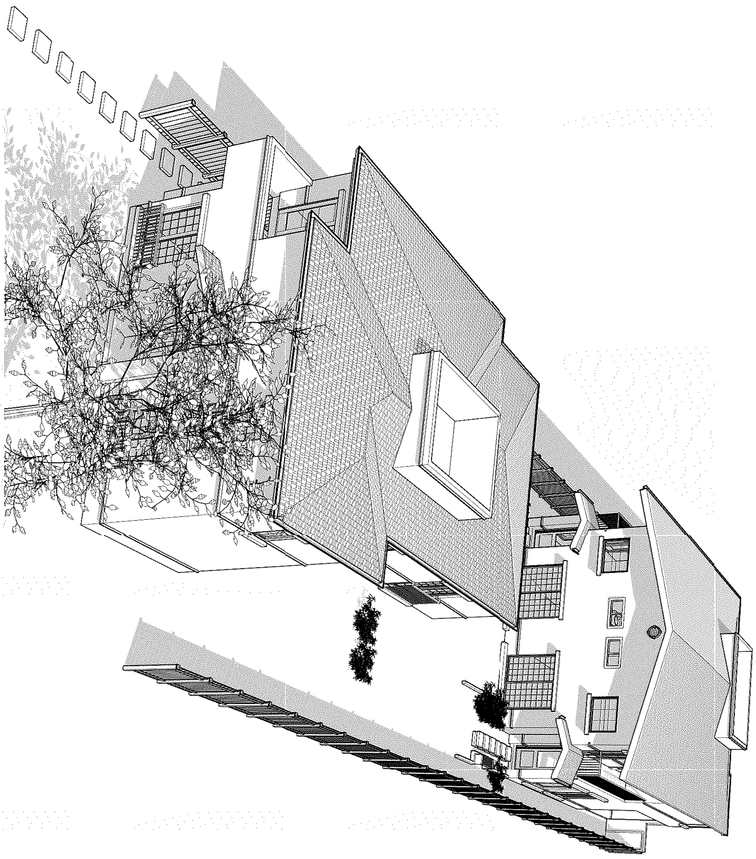
A401

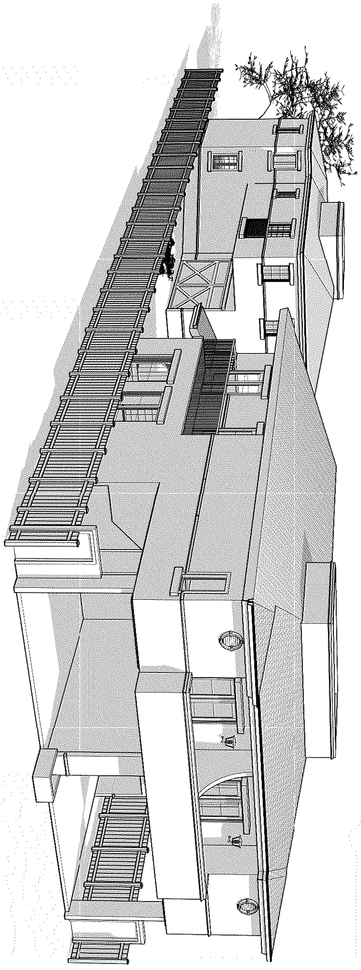
Scale 1/4" = 1'-0"

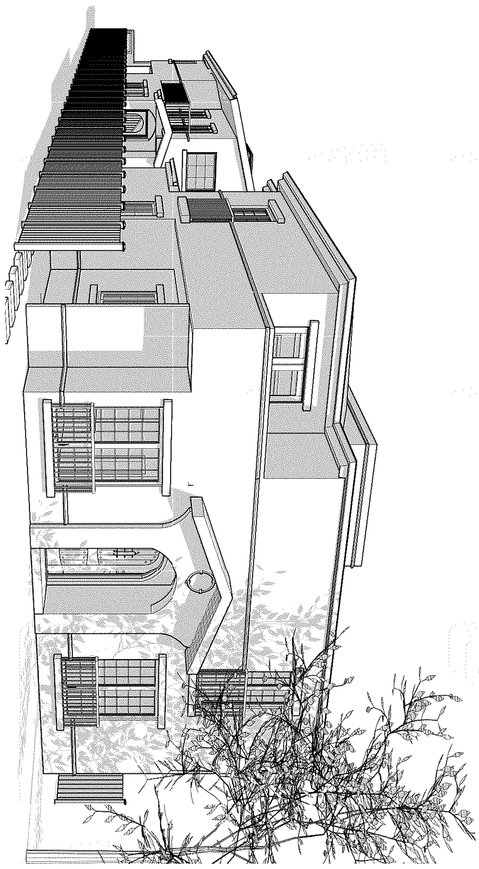
7/15/20 3:39:18 PM

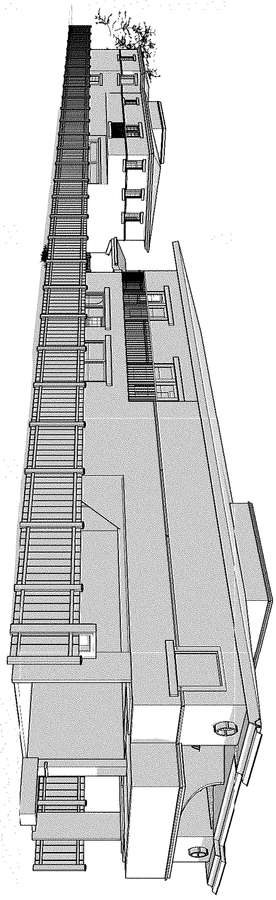
4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606











Scale

A500

3D VIEWS

REV	DATE	DESCRIPTION	BY
1	02-25-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

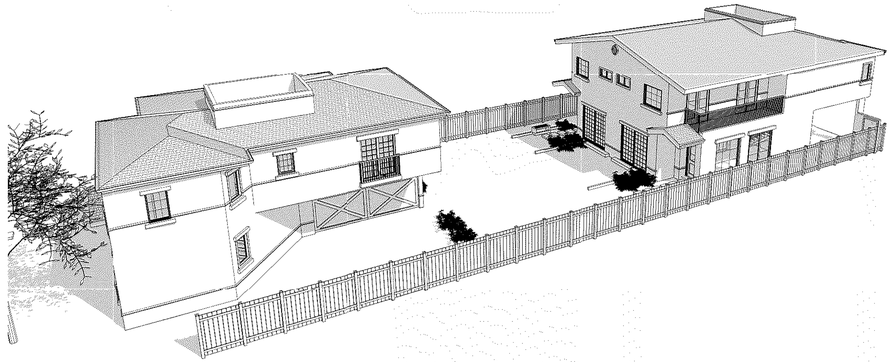
CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

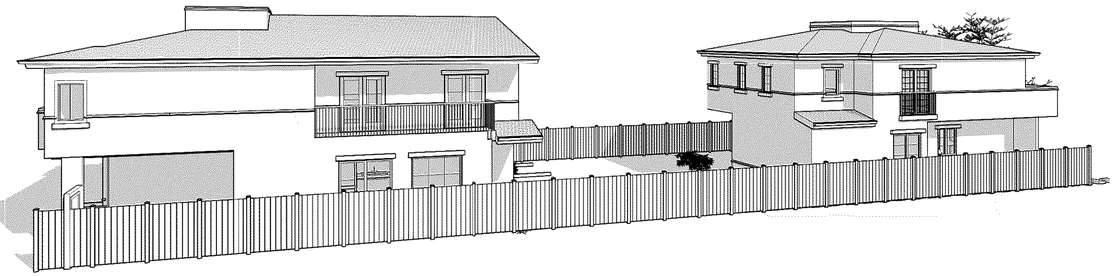
CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

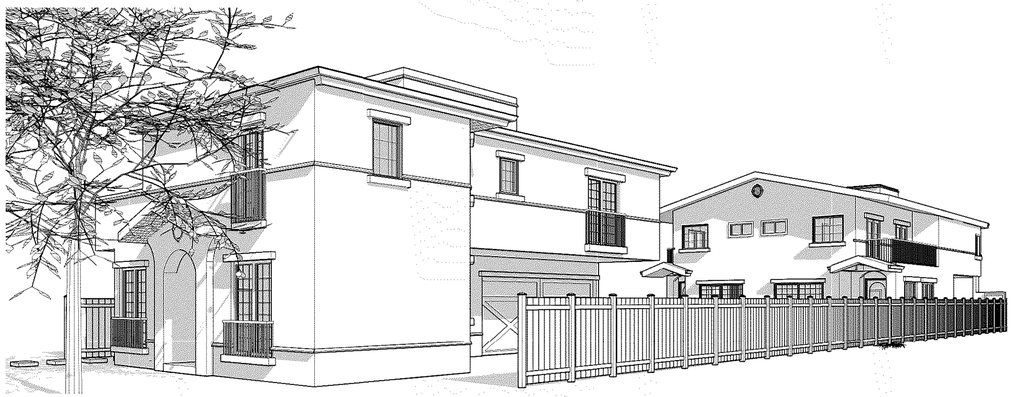
REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. NOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

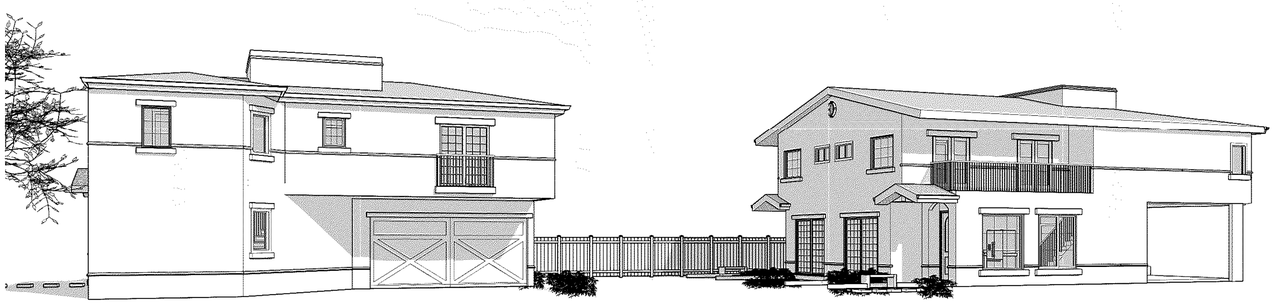
MARKAS
DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

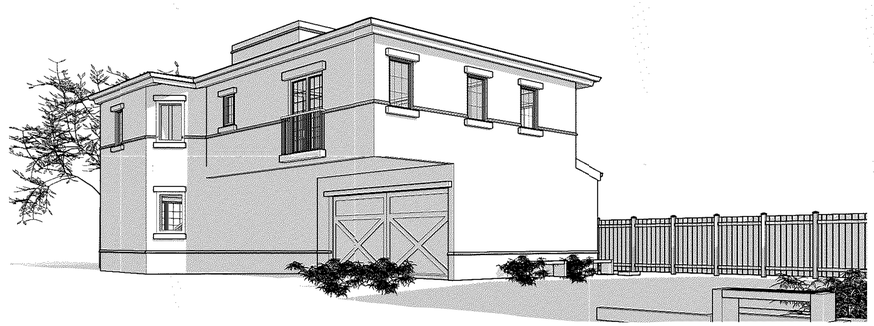
4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606











MARKAS
DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

REV	DATE	DESCRIPTION	BY
1	02-25-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

3D VIEWS

A501

Scale

7/15/20 3:59:31 PM

4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606
MD MARKAS DESIGN

Specification Data
Panasonic Ventilation Fan

Panasonic
WhisperGreen
FV-08VKM3 (9-80 CFM)

Description
Ventilating fan shall be Low Noise ceiling mount type rated for continuous run. Fan shall be ENERGY STAR rated and certified by the Home Ventilating Institute (HVI). Dedicated by Underwriters Laboratories and conform to both U.L and c.U.L safety standards.

Motor/Blower:
- Enclosed DC brushless motor technology, currently more energy efficient than the minimum ENERGY STAR requirements. rated for continuous duty.
- Power Rating shall be 120 volts and 60 Hz.
- Fan shall be UL listed for tub/shower enclosure when used with a GFCI branch circuit wiring.
- Motor equipped with thermal cut-off fuse control.
- Removable with permanently lubricated plug-in motor.

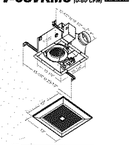
Housing:
- Rust proof motor, galvanized steel body.
- Detachable 4" diameter duct adapter.
- Tool-free backdraft damper.
- Two adjustable mounting brackets up to 24".
- Double hanger bar system allowing for ideal positioning.

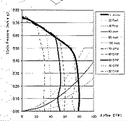
Grille:
- Attractive design using PP material.
- Attaches directly to housing with torsion springs.

Warranty:
- The factory warranty shall be a minimum of 6 years limited warranty on the motor and 2 year limited warranty on parts.

Typical Specifications:
Ventilating fan shall be of the ceiling mount, ENERGY STAR rated type, with variable speed of 0-80 CFM and no more than 0.3 sone as certified by the Home Ventilating Institute (HVI) at 0.1 static pressure in inches water gauge. Power consumption shall be no more than 7.5 watts at 80 CFM and have a minimum efficiency rating of no less than 12.1 CFM/watt. The motor shall be enclosed with brushless DC motor engineered to run continuously. Power rating shall be 120v/60Hz. Duct diameter shall be no less than 4". Fan shall be UL and c'UL listed for tub/shower enclosure when used with GFCI branch circuit wiring. Fan shall be California Title 24 compliant.

DC Motor Technology:
- Allows the fan to run continuously at a pre-set lower level (0, 30 ~ 70 CFM). The fan then elevates to a maximum level of operation (80 CFM) when needed by the occupant.
- When fan faces static pressure, its speed is automatically increased to ensure that the desired CFM is not compromised, which allows the fan to perform as rated.
- Automatically activates whenever someone enters or leaves the room.





WhisperGreen	FV-08VKM3											
Static Pressure in inches w.g.	0.1	0.25	0.1	0.25	0.1	0.25	0.1	0.25	0.1	0.25	0.1	0.25
Air Volume (CFM)	80	79	70	75	60	59	50	54	40	39	30	32
Noise (sones)	<0.3	0.4	<0.3	0.4	<0.3	0.3	<0.3	0.3	<0.3	<0.3	<0.3	<0.3
Power Consumption (watts)	7.0	11.0	5.4	10.1	3.0	6.7	4.3	7.5	3.7	6.6	3.2	5.8
Energy Efficiency (CFM/Watt)	12.1	7.6	13.3	7.7	13.6	7.7	12.4	7.7	12.8	7.1	11.4	6.7
Speed (RPM)	832	1130	791	1125	773	1108	749	1101	740	1093	745	1087
Current (amps)	0.02	0.07	0.03	0.07	0.05	0.07	0.05	0.02	0.05	0.03	0.05	0.04
Power Rating (V/Hz)	120/60		120/60		120/60		120/60		120/60		120/60	

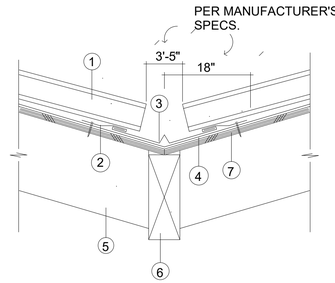
FV-08VKM3

For Complete Installation Instructions Visit www.panasonic.com/building

Model	Quantity	Comments	Project:
			Location:
			Architect:
			Engineer:
			Contractor:
			Submitted by:
			Date:

Panasonic Home & Environment | One Panasonic Way | Secaucus, NJ 07094 | 866-292-7292 | www.panasonic.com/building

EXHAUST FAN | 9

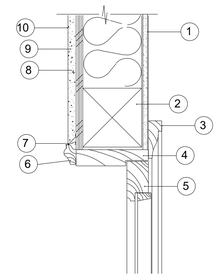


1. TILE ROOFING PER PLAN.
2. METAL CLEAT.
3. VALLEY FLASHING.
4. UNDERLAYMENT.
5. JACK RAFTER.
6. 4x VALLEY RAFTER.
7. PLYWOOD SHEATHING.

- COMPLY W/ MANUF. SPECS.
- PRIME & PAINT ALL FLASHING.

VALLEY DETAIL | 7

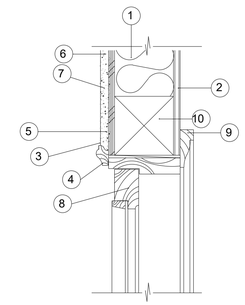
SEE A300



NOTES:
1. 5/8" GYPSUM WALL BOARD
2. 6X HEADER (SEE STRCTL. PLAN FOR SIZE)
3. WOOD CASING
4. TYPICAL DOOR JAMB
5. TYPICAL EXTERIOR (SEE DOOR SCHEDULE)
6. BRICK MOLD
7. CORNER BEAD TYPICAL
8. 12" BITUTHANE (OVER STILE & RAIL FLANGE)
9. 12" BITUTHANE (BEHIND STILE & RAIL FLANGE)
10. 1" STUCCO ON WIRE LATH OVER WATER- PROOF PAPER BACKING ON 3/4" PLYWOOD ON 1/2" PLYWOOD SHT'G

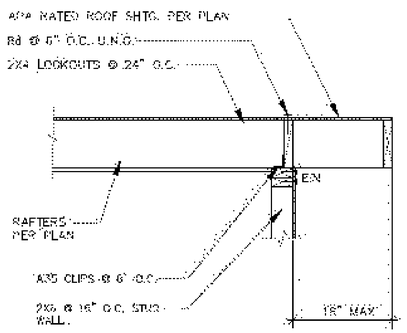
STANDARD DOOR HEAD | 4

SEE A300



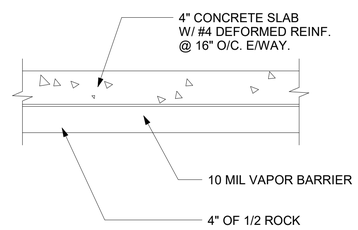
NOTES:
1. INSULATION
2. GYP. BD.
3. HEAD FLASHING & CAULKING.
4. BRICK MOLD
5. 30 LB. LATH PAPER OVER ALL WALLS, 2 LAYERS OF 30 LB. MELT OVER SHEAR WALLS.
6. 12" BITUTHANE (OVER STILE & RAIL FLANGE) TYP.
7. 12" BITUTHANE (BEHIND STILE & RAIL FLANGE) TYP.
8. WOOD WINDOW & FRAME.
9. WOOD CASING.
10. FRAMING MEMBERS SHOWN FOR REFERENCE ONLY - SEE STRUCTURAL DWGS. AND FRAMING CONTRACTOR FOR ACTUAL LAYOUT
11. NOT USED

STANDARD WINDOW HEAD | 1



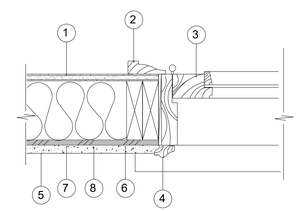
Roof Framing
Not To Scale
11 / A300

ROOF FRAMING | 11



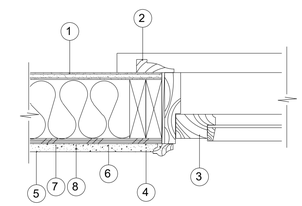
CAPILLARITY DETAIL | 8

SEE A300



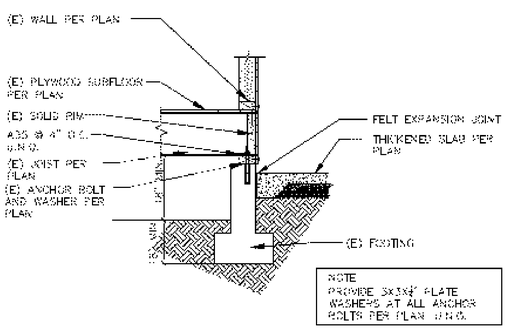
NOTES:
1. 5/8" GYPSUM BD.
2. WOOD CASING
3. TYPICAL EXTERIOR FRENCH DOOR.
4. BRICK MOLD
5. STUCCO
6. 30 LB. LATH PAPER OVER ALL WALLS, 2 LAYERS OF 30 LB. MELT OVER SHEAR WALLS.
7. 12" BITUTHANE (BEHIND STILE & RAIL FLANGE)
8. 12" BITUTHANE (OVER STILE & RAIL FLANGE)

STANDARD DOOR JAMB | 5



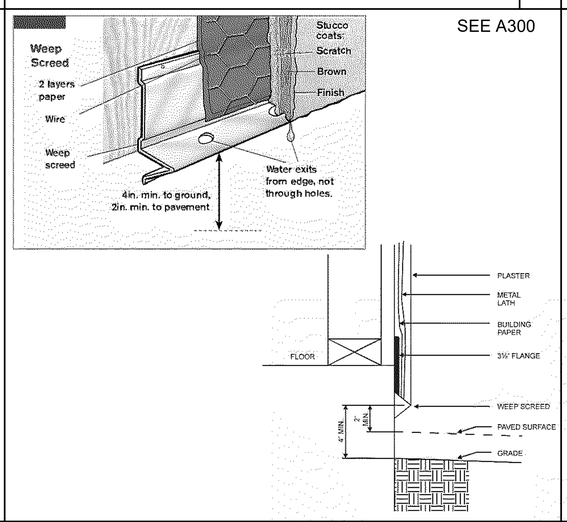
NOTES:
1. 5/8" GYPSUM BD.
2. WOOD CASING
3. TYPICAL CASEMENT WINDOW (SEE SCHED.)
4. BRICK MOLD
5. STUCCO
6. 30 LB. LATH PAPER OVER ALL WALLS, 2 LAYERS OF 30 LB. MELT OVER SHEAR WALLS.
7. 12" BITUTHANE (BEHIND STILE & RAIL FLANGE)
8. 12" BITUTHANE (OVER STILE & RAIL FLANGE)

STANDARD WINDOW JAMB | 2



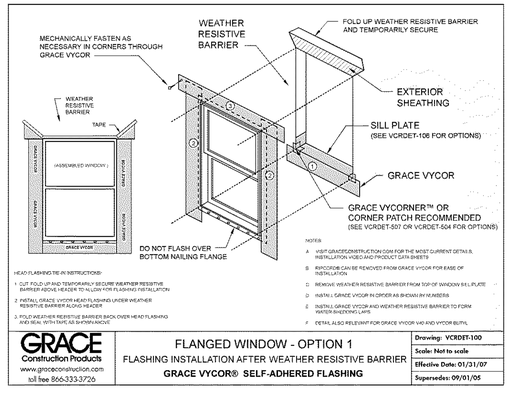
EXTERIOR FOOTING | 1

SEE A300



WEEP SCREED | 10

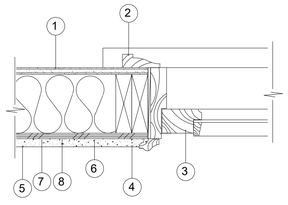
SEE A300



FLASHING DETAIL | 6

SEE A300

NOTES:
1. 5/8" GYPSUM BD.
2. WOOD CASING
3. TYPICAL CASEMENT WINDOW (SEE SCHED.)
4. BRICK MOLD
5. STUCCO
6. 30 LB. LATH PAPER OVER ALL WALLS, 2 LAYERS OF 30 LB. MELT OVER SHEAR WALLS.
7. 12" BITUTHANE (BEHIND STILE & RAIL FLANGE)
8. 12" BITUTHANE (OVER STILE & RAIL FLANGE)



STANDARD WINDOW SILL | 3

MD MARKAS DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

REV	DATE	DESCRIPTION	BY
1	02-25-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

ARCHITECTURAL DETAILS

A800

Scale

7/15/20 3:59:32 PM

ICC-ES Evaluation Report ESR-3267

Most Widely Accepted and Trusted

ICC-ES | (800) 423-6587 | (562) 699-0543 | www.icc-es.org

Reissued 12/2017
This report is subject to renewal 12/2019.

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
SECTION: 07 31 13—ASPHALT SHINGLES

REPORT HOLDER:

GAF

1 CAMPUS DRIVE
PARSIPPANY, NEW JERSEY 07054

EVALUATION SUBJECT:

GAF SHINGLE ROOF COVERING SYSTEMS

Look for the trusted marks of Conformity!

"2014 Recipient of Prestigious Western States Seismic Policy Council (WSSPC) Award in Excellence"

A Subsidiary of

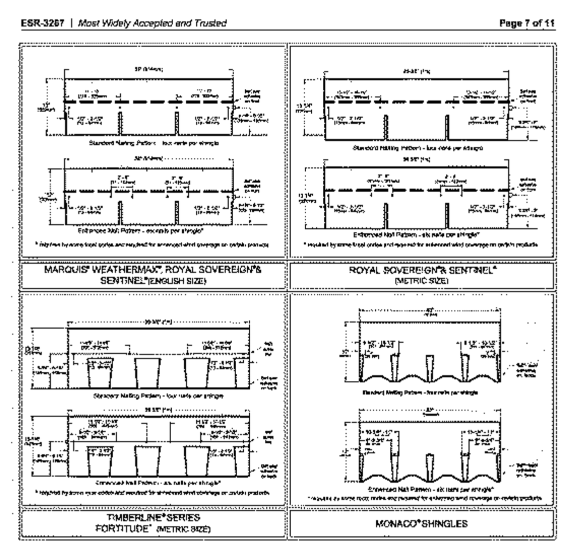
ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or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

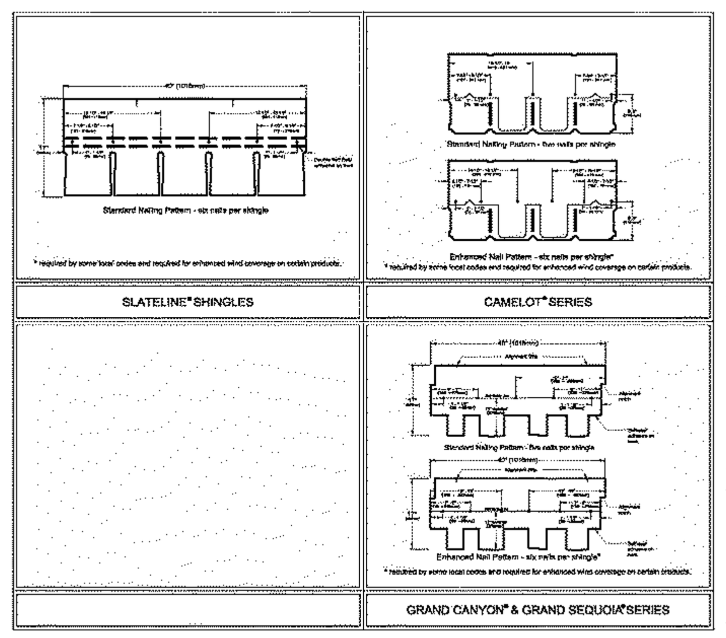
Copyright © 2017 ICC Evaluation Service, LLC. All rights reserved.

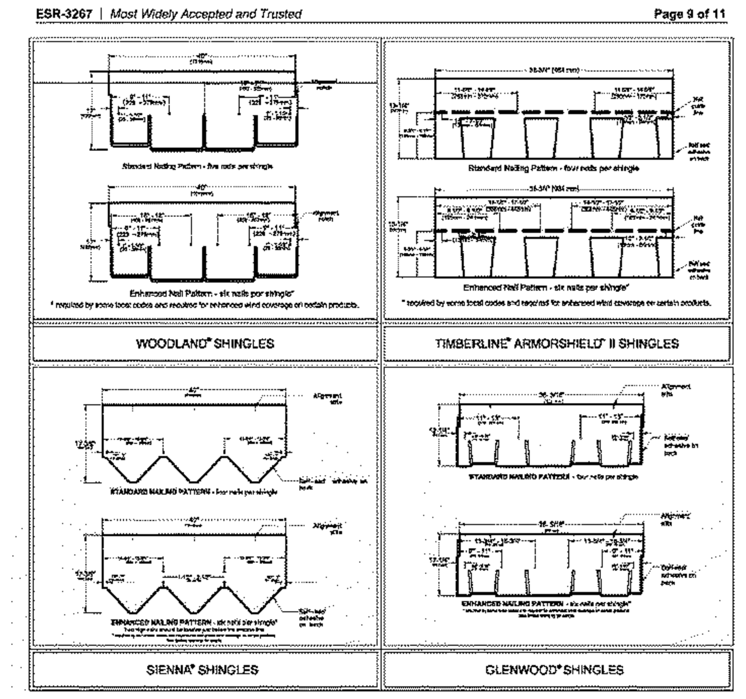
[illegible]

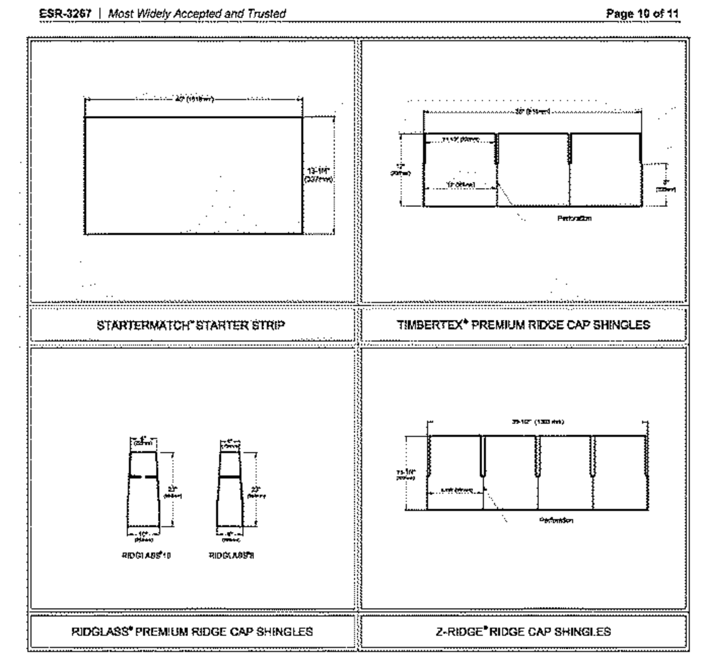
TABLE 2—ACCESSORY PRODUCTS – PRODUCT DESCRIPTIONS AND MANUFACTURING LOCATIONS

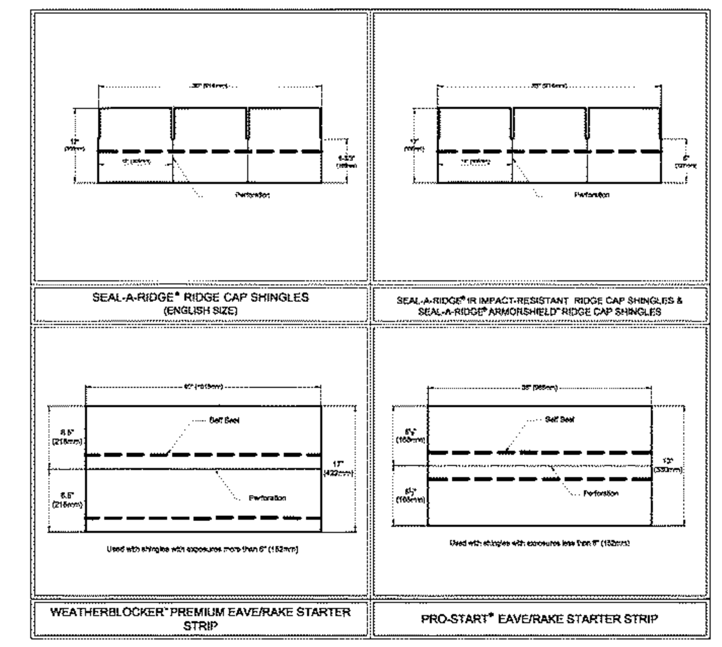
SHINGLE	SHINGLE TYPE	PLANT LOCATION	DIMENSIONS (height x width) (inches)	MAXIMUM EXPOSURE TO THE WEATHER (inches)
Ridglass® Premium Ridge Cap Shingles	Hip and Ridge	Fontana, CA	8 or 10 x 23 pieces	8
[illegible]				











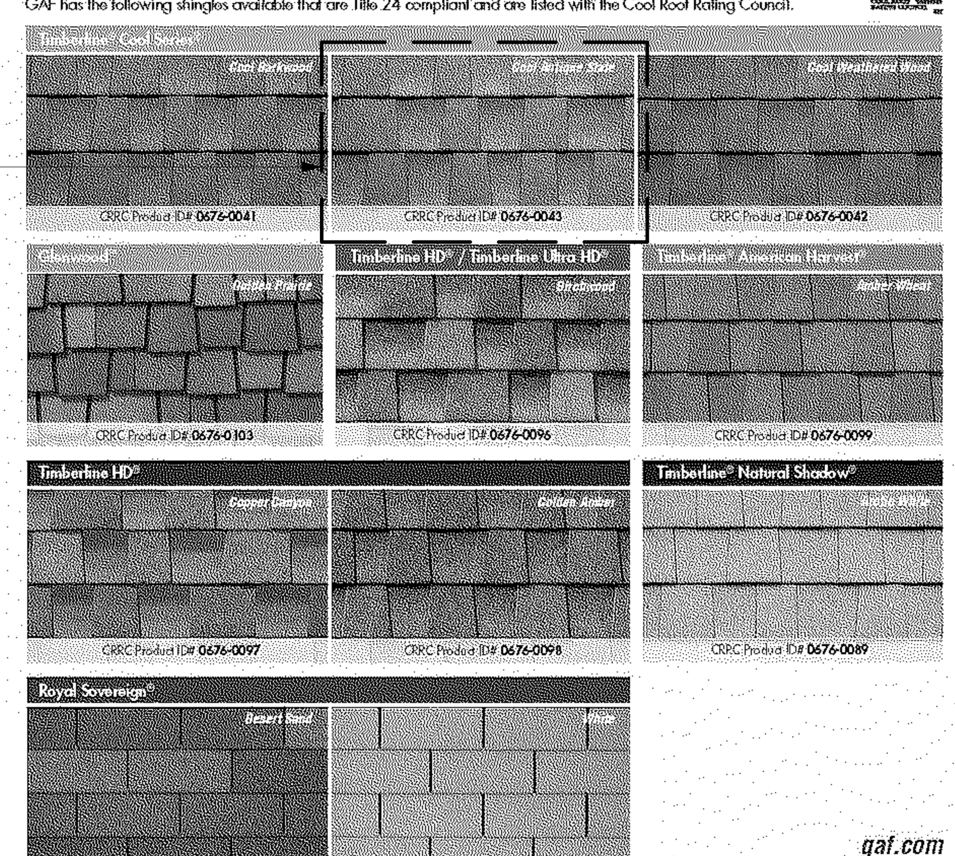
Title 24 Cool Roof Fact Sheet

Updated: 11/15

ROOF TYPE FOR THE SUBJECT PROJECT

Qualifying Residential GAF Cool Roof Shingles

GAF has the following shingles available that are Title 24 compliant and are listed with the Cool Roof Rating Council.



gaf.com

©2015 GAF 11/15 • #862

Quality You Can Trust...From North America's Largest Roofing Manufacturer!™

CALIFORNIA TITLE 24

Learn about Energy

California Title 24, Part 6

is legislation in California that sets an energy budget for residential and non-residential buildings. Compliance for qualifying buildings is mandatory.

Title 24 is intended to maximize energy efficiency by regulating many aspects of building construction. The Title 24 Energy Budget is set for residential and non-residential buildings. It varies by climate zone (there are 16 in California) and is defined in Kbtu/sq foot per year.

Compliance can be complicated, so the information on the reverse side is meant to help you understand some basic information and how GAF roofing products can help you comply.

There are multiple compliance methods. One of them, the envelope compliance method, requires the use of cool roof membranes. For low-slope buildings, a cool roof must have a minimum 3-year aged reflectivity value of 0.55 with a minimum emissivity value of 0.75 or a minimum aged solar reflectance index (SRI) of 64 to be compliant.

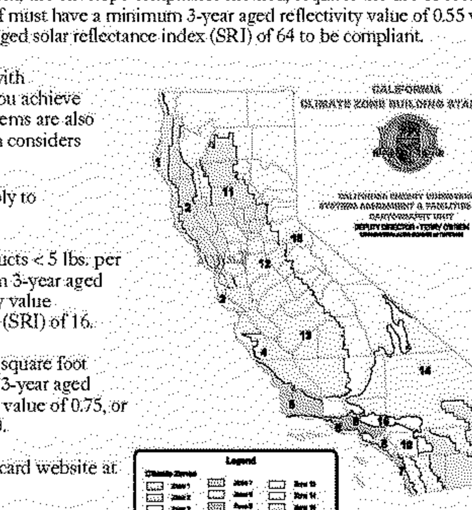
In addition, increasing roofing insulation R-value with EnergyGuard™ Insulation products will also help you achieve compliance. GardenScapes™ vegetated roofing systems are also compliant since the California Energy Commission considers a vegetated roof as one with thermal mass on it.

Effective 1/1/2010: Title 24 guidelines will also apply to steep-slope products.

Nonresidential steep-slope roofs with roofing products < 5 lbs. per square foot (asphalt shingles) shall have a minimum 3-year aged reflectivity value of 0.20 and a minimum emissivity value of 0.75, or a minimum aged solar reflectance index (SRI) of 16.

Steep-slope roofs with roofing products ≥ 5 lbs. per square foot (TruSlate® Roofing System) shall have a minimum 3-year aged reflectivity value of 0.15 and a minimum emissivity value of 0.75, or a minimum aged solar reflectance index (SRI) of 10.

For more information, please visit GAF's ecoScorecard website at gaf.ecoscorecard.com.



Quality You Can Trust...From North America's Largest Roofing Manufacturer!™

gaf.com

CALIFORNIA TITLE 24

Manufacturers are required to submit samples to certified labs to be measured. The emissivity and reflectivity values are measured using ASTM standards.

The results are reported to CRRC (Cool Roof Rating Council). Samples are sent to the CRRC-approved test farm for three years in order to evaluate aged results, which will eventually be on the CRRC website together with the initial results. Note: CRRC is an independent and non-biased organization that has established a system for providing building code bodies, energy service providers, architects, specifiers, property owners, and community planners with accurate data on reflective roof surfaces. This information helps to improve the energy efficiency of buildings, while positively impacting our environment.

The chart below lists Title 24-compliant GAF products for both low-slope and steep-slope roofing.

Type	Model	Initial Reflectivity	Initial Emissivity	3-Yr. Reflectivity	3-Yr. Emissivity	Aged SRI Index	CRRC Product ID#
[redacted]							
Steep	Timberline® Cool Series® - Cool Weathered Wood	0.26	0.92	0.26	0.91	27	0676-0042
Steep	Timberline® Cool Series® - Cool Antique Slate	0.27	0.92	0.26	0.81	28	0676-0043
Steep	Timberline® Cool Series® - Cool Barkwood	0.27	0.92	0.26	0.81	28	0676-0041
[redacted]							
Steep	Timberline® Natural Shadow® - Arctic White	0.26	0.85	0.29	0.78	28	0676-0089
[redacted]							
Steep	Royal Sovereign® - White	0.27	0.91	0.27	0.84	28	0676-0033
[redacted]							
Low	RUBEROID® EnergyCap™ HW Plus Granule FR	0.75	0.82	0.60	0.80	69	0676-0026
Low	RUBEROID® EnergyCap™ Mop Plus Granule FR	0.74	0.84	0.59	0.88	70	0676-0086
Low	RUBEROID® Torch Granule	0.84	0.81	0.70	0.82	84	0676-0025
[redacted]							
Low	TOPCOAT® 322 White Elastomeric Coating	0.87	0.89	0.68	0.86	82	0676-0010
Low	TOPCOAT® EnergyCote™ Elastomeric Coating	0.91	0.87	0.78	0.89	97	0676-0023
Low	TOPCOAT® EPDM Coating	0.86	0.88	0.70	0.87	85	0676-0009
Low	TOPCOAT® FireShield® MB	0.72	0.91	0.69	0.90	84	0676-0015
Low	TOPCOAT® FireShield® SB	0.81	0.90	0.71	0.89	87	0676-0014
Low	TOPCOAT® MB Plus	0.83	0.88	0.74	0.85	90	0676-0008
Low	TOPCOAT® Membrane	0.85	0.90	0.68	0.88	83	0676-0006
Low	TOPCOAT® Surface Seal SB	0.84	0.90	0.59	0.87	70	0676-0007
Low	EverGuard® TPO - Energy Gray	0.72	0.87	0.67	0.90	82	0676-0045
Low	EverGuard® TPO - Energy Tan	0.72	0.89	0.66	0.89	80	0676-0039
Low	EverGuard® Freedom™ TPO HW - White	0.83	0.84	0.72	0.91	89	0676-0093
Low	EverGuard Extreme® TPO	0.83	0.84	0.72	0.91	89	0676-0088
Low	EverGuard Extreme® TPO FB - Ultra White	0.83	0.84	0.72	0.91	89	0676-0094
Low	EverGuard® Freedom™ TPO - Gray	0.40	0.89	0.42	0.86	46	0676-0038
Low	EverGuard® Freedom™ TPO - Tan	0.65	0.90	0.59	0.84	69	0676-0037
Low	EverGuard® Freedom™ TPO - White	0.76	0.90	0.68	0.83	81	0676-0013
Low	EverGuard® PVC Smooth - White	0.87	0.87	0.76	0.84	93	0676-0090
Low	EverGuard® PVC - White	0.87	0.95	0.61	0.86	72	0676-0040
Low	EverGuard® PVC XK Fleece-back - White	0.87	0.87	0.76	0.84	93	0676-0091
Low	EverGuard® PVC XK - White	0.87	0.87	0.76	0.84	93	0676-0092
Low	EverGuard® TPO FB - Ultra Gray	0.40	0.89	0.42	0.86	46	0676-0029
Low	EverGuard® TPO FB - Ultra Tan	0.65	0.90	0.59	0.84	69	0676-0028
Low	EverGuard® TPO FB - Ultra White	0.76	0.90	0.68	0.83	81	0676-0027
Low	EverGuard® TPO - Gray	0.40	0.89	0.42	0.86	46	0676-0003
Low	EverGuard® TPO - Hartford Green	0.29	0.88	0.28	0.90	29	0676-0048
Low	EverGuard® TPO - Regal Blue	0.26	0.88	0.25	0.90	25	0676-0047
Low	EverGuard® TPO - Regal Red	0.33	0.86	0.32	0.91	25	0676-0046
Low	EverGuard® TPO - Tan	0.65	0.90	0.59	0.84	69	0676-0002
Low	EverGuard® TPO - White	0.76	0.90	0.68	0.83	81	0676-0001
Low	WeatherCote™ Elastomeric Coating	0.88	0.88	0.76	0.89	94	0676-0095
Low	GAFGLAS® EnergyCap™ Mineral-Surfaced Cap Sheet	0.72	0.91	Pending	Pending	Pending	0676-0021a

ROOF TYPE FOR THE SUBJECT PROJECT

*Aged SRI (Title 24) is calculated using Aged Reflectivity and Initial Emissivity.
**Calculated value per Title 24 requirements.
To find out more about CRRC (Cool Roof Rating Council), visit: http://www.coolroofs.org.
This is a partial list of products. For a current list of products, contact GAF Technical Services at 1-800-766-3411.

©2015 GAF 8/15 • #595 293565-915 COMGN222

MARKAS DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD CA - 91606
4homeplans@gmail.com
310.774.6843/45

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

REV	DATE	DESCRIPTION	BY
1	02-25-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

ROOF MATERIAL

A801

Scale

7/15/20 3:59:35 PM

2/12/2015

PRODUCT INFORMATION SHEET
Timberline® Cool Series Shingles
"Your Best Investment For Potential Energy Savings"

GAF®

PRODUCT INFORMATION

Timberline® Cool Series Energy-Saving Shingles

- **Helps Save On Cooling Costs . . .** Cool roofs may save an average of 7–15% on total cooling costs†
- **Rebates . . .** Some utility companies may provide incentives for using cool shingles (contact your utility for details)
- **Popular Look . . .** Part of the Timberline® Series; North America's #1-selling architectural shingles
- **Highest Fire Rating . . .** Class A fire rating from Underwriters Laboratories
- **High Performance . . .** Includes extra-strong Micro Weave™ Core
- **Stays In Place . . .** Shingles warranted to withstand winds up to 130 mph!*
- **Peace Of Mind . . .** Lifetime ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years**

† According to the Cool Roof Rating Council. Savings depend on various factors including, but not limited to, climate zone, utility rates, location, and HVAC equipment efficiency.
* Requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.
** See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the GAF products are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable. Lifetime ltd. warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.

COLORS/AVAILABILITY

- COLORS: Antique Slate, Barkwood, Weathered Wood
- REGIONAL AVAILABILITY[1]: Northeast, Southeast, Southwest, West, and Central Areas

APPLICABLE STANDARDS & PROTOCOLS

- UL 790, Class A
- Dade County Approved – 13-1104.14
- Florida Building Code Approved FL10124-R12
- UL 997 modified to 110 mph
- ASTM D7158, Class H
- ASTM D3161, Class F
- ASTM D3018, Type 1
- ASTM D3462
- ICC Evaluation Services ESR-1475
- ICC Evaluation Services ESR-3267***
- Texas Department of Insurance
- ENERGYSTAR® qualified (U.S. Only)
- Title 24
- LEED Credit for Reflectance (Antique Slate and Barkwood only)

Effective 7/1/08, existing NYC MEA's may be used but are no longer required.

***Obtained ESR 3267 evaluation from ICC Evaluation Services based on compliance with the requirements of AC438, an acceptance criteria established by ICC Evaluation Services to evaluate asphalt shingles that contains performance tests in addition to those required by the building code. (ICC Evaluation Services provides technical evaluations of building products that directly address the issue of code compliance. Building inspectors use these evaluation reports to help determine code compliance and enforce building regulations.)

2/12/2015

PRODUCT/SYSTEM SPECIFICS†††

- Fiberglass Asphalt Construction
- Dimensions (approx): 13 1/4" x 39 3/8"
- Exposure: 5 5/8"
- Bundles/Square: 3
- Pieces/Square: 64
- Nails/Square: 256 (384 where 6 nails per shingle is required)††††
- StainGuard® Protection: Yes (Contact Technical Services – 800.766.3411)
- Hip/Ridge: Cool Seal-A-Ridge®; Cool Ridglass® 10"
- Starter: ProStart™; WeatherBlocker™

†††Refer to complete application instructions.
††††Required by some local codes and required for enhanced wind coverage on certain products.

INSTALLATION

Detailed instructions are provided on the inside of each bundle wrapper of Timberline® Cool Series shingles. Application sheets may also be obtained at www.gaf.com .

Timberline® Cool Series® Reflectance & Emittance Data

Color	Initial Solar Reflectance	Thermal Emittance	Solar Reflectance Index (SRI)	LEED® Credits
Cool Antique Slate	0.27	0.92	29	YES
Cool Barkwood	0.27	0.92	29	YES
Cool Weathered Wood	0.26	0.92	29	YES

ROOF TYPE FOR THE SUBJECT PROJECT

Timberline® Cool Series® Specifications

- Fiberglass Asphalt Construction
- Lifetime ltd. Transferable Warranty[1]
- Smart Choice® Protection for first 10 years[1]
- 130 mph ltd. Wind Warranty[2]
- StainGuard® Protection[3]
- ENERGY STAR® qualified (U.S. only)
- Meets the prescriptive requirements of California TITLE 24, Part 6 for Cool Steep Slope Roofing
- Meets the Los Angeles Green Building Code
- Rated by Cool Roof Rating Council (CRRC)
- ASTM D3161 Type 1, Class F
- ASTM D3018 Type 1
- ASTM D3462[4]
- ASTM D7158, Class H
- Class A fire rated—UL 790
- Texas Department of Insurance
- ICC Approved
- Classified in accordance with ICC-ES AC438
- Miami-Dade County Product Control Approved
- Florida Building Code Approved
- Approx. 64 Pieces/Sq
- Approx. 3 Bundles/Sq.
- Approx. 256 Nails/Sq.
- 5 5/8" Exposure

TABLE 4—PRODUCT MANUFACTURER

MANUFACTURER/ADDITIONAL LISTEE	LOCATION	PLANT ID NO.	PRODUCT NAME	APPROVED TYPES
OPCO Inc.	205 West Harrison Avenue Latrobe, PA 15650	B-1	OpCore	I, VIII, II, II (1.45), IX
Star R Foam Mfg., Inc.	4555 N. Olympic Drive, Kingman, AZ 86401	B-2	NeoStarr	II, II (1.45)
Cellofoam	1090 Airport Pkwy SW Gainesville, GA 30501	B-3	Cellofoam	I, II (1.45), VIII
Drew Foam	1093 Highway 278E Monticello, AR 71655	B-4	Drew Foam	II (1.45)
Carpenter Company	1021 E. Springfield Road High Point, NC 27263	B-5	Neopor	II (1.45), VIII
Polar Industries, Inc.	207 New Haven Avenue Prospect, CT 06712	B-6	Polar	I, II, II (1.45), VIII

ICC EVALUATION SERVICE | Innovation RESEARCH LABS

Most Widely Accepted and Trusted

ICC-ES Evaluation Report

ESR-3463

ICC-ES | (800) 423-6587 | (562) 699-0543 | www.icc-es.org

Reissued 08/2017
This report is subject to renewal 08/2019.

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
SECTION: 07 21 00—THERMAL INSULATION

REPORT HOLDER:

BASF CORPORATION

1609 BIDDLE AVENUE
WYANDOTTE, MICHIGAN 48192

EVALUATION SUBJECT:

BASF NEOPOR® RIGID FOAM INSULATION BOARDS

ICC ES | ICC ES PMG | ICC ES LISTED

Look for the trusted marks of Conformity!

"2014 Recipient of Prestigious Western States Seismic Policy Council (WSSPC) Award in Excellence"

A Subsidiary of INTERNATIONAL CODE COUNCIL

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

Copyright © 2017 ICC Evaluation Service, LLC. All rights reserved.

defined in 2015 and 2009 IBC Section 2603.8 (2012 IBC Section 2603.9) and IRC Section R318.4.

3.0 DESCRIPTION

3.1 General:

The BASF NEOPOR® rigid foam insulation boards are Type I, VIII, II, II (1.45 pcf) and IX boards complying with ASTM C578, and have minimum densities of 0.90 pcf (14.4 kg/m³), 1.15 pcf (18.4 kg/m³), 1.35 pcf (21.6 kg/m³), 1.45 pcf (23.2 kg/m³), and 1.8 pcf (28.8 kg/m³), respectively. BASF NEOPOR® rigid foam insulation boards must be separated from the interior of the building by an approved 15-minute thermal barrier as required in IBC Section 2603.4 or IRC Section R316.4 attached in accordance with the requirements of the applicable code. See Table 1 for the maximum thicknesses allowed based on the thickness and type of gypsum wallboard thermal barrier

The BASF NEOPOR® rigid foam insulation boards are manufactured using BASF NEOPOR® F5300, BASF NEOPOR® F5300 Plus, BASF NEOPOR® F2200, BASF NEOPOR® F2300 and BASF NEOPOR® F2400 expandable polystyrene beads produced by BASF SE in Germany, as detailed in ICC-ES ESR-2784.

For purposes of this report, where the term BASF NEOPOR® rigid foam insulation boards appears, the attributes described also apply to the additional listee's products noted in Table 4.

3.2 Thermal Resistance:

The BASF NEOPOR® rigid foam insulation boards have thermal resistance (*R*-values) at mean temperatures of 75°F (24°C) and 40°F as shown in Table 3.

3.3 Surface Burning Characteristics:

The BASF NEOPOR® rigid foam insulation boards have a flame-spread index of 25 or less and a smoke-developed index of 450 or less when tested in accordance with ASTM E84 (UL 723) at the densities and maximum thickness listed in Table 1.

4.0 INSTALLATION

4.1 General:

BASF NEOPOR® rigid foam insulation boards are installed in accordance with the manufacturer's published installation instructions and this evaluation report. The manufacturer's published installation instructions and this report must be strictly adhered to, and a copy of the instructions must be available at all times on the jobsite during installation.

Except as described in Sections 4.2 and 4.3, the interior of the building must be separated from the insulation boards with an approved thermal barrier as required in IBC Section 2603.4 or IRC Section R316.4, as applicable. If required, a vapor retarder must be installed in accordance with IBC Section 1405.3 or 2015 IRC Sections R702.7 and N1102.9 (2012 IRC Sections R702.7 and N1102.2.10 or 2009 IRC Sections R601.3 and N1102.2.9), as applicable. Protection against condensation in exterior wall assemblies must be provided in accordance with IBC Section 1403.2 or IRC Section R703. For cementitious exterior wall coating applications, fasteners for insulation boards thicker than 1 1/2 inches (38 mm) must be considered for lateral resistance to ensure support for the exterior wall coatings. The attachment of finish materials over the insulation board must allow for a minimum 1-inch (25.4 mm) penetration of the fasteners into wood framing. Sheathing or a wall covering over the insulation must be structurally adequate to resist horizontal forces perpendicular to the wall. All walls must be braced in accordance with 2015 IBC Section 2308 (2012 and 2009 IBC Section 2308.9.3) or IRC Section R602.10, as applicable.

4.2 Special Uses: Attics and Crawl Spaces:

BASF NEOPOR® rigid foam insulation boards may be used on walls and ceilings in attics and crawl spaces with no covering applied to the attic or crawl space side of the foam plastic provided all of the following conditions are met:

a. Entry to the attic or crawl space is limited to service of utilities, and no storage is permitted. Utilities include, but are not limited to, mechanical equipment, electrical wiring, fans, plumbing, gas or electric hot water heaters, and gas or electric furnaces.
b. There are no interconnected attic or crawl space areas.
c. Air in the attic or crawl space is not circulated to other parts of the building.
d. Attic ventilation is provided when required by IBC Section 1203.2 or IRC Section R806, as applicable.
e. Under-floor (crawl space) ventilation is provided when required by 2015 IBC Section 1203.4 (2012 and 2009 IBC Section 1203.3) or IRC Section R408.1, as applicable.
f. Combustion air is provided in accordance with Section 701 of the *International Mechanical* Code®.
g. The insulation boards are limited to the EPS types and maximum thicknesses specified in Table 2.

4.3 Special Uses: Exterior Insulating Finish Systems (Types I, II, III, IV Construction):

When used as part of an exterior insulation finishing system, NEOPOR® 1.45 pcf (18.8 kg/m³) rigid foam insulation must be installed in accordance with BASF Senergy Senerflex requirements noted in ICC-ES ESR-1878, Finestone Pebbletex requirements noted in ICC-ES ESR-2186 or Acrocrete Acrowall-ES requirements noted in ICC-ES ESR-2188.

The maximum thickness of BASF NEOPOR® Type II 1.45 pcf (23.2 kg/m³) rigid foam insulation is limited to 7.8 inches (198 mm), determined as equivalent fuel load to recognized Type I 0.90 pcf (14.4 kg/m³) EPS insulation in the applicable ICC-ES evaluation reports. Where use is as part of a fire-resistance-rated assembly, the maximum allowed thickness of NEOPOR® Board at 1.45 pcf density is 3.1 inches (78.7 mm).

5.0 CONDITIONS OF USE

The BASF NEOPOR® rigid foam insulation described in this report complies with, or is an acceptable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 Installation must comply with this report and the manufacturer's published installation instructions. In the event of a conflict between this report and the manufacturer's published installation instructions, this report governs.

5.2 Exterior walls must be protected by a water-resistive barrier complying with IBC Section 1404.2 or IRC Section R703.2, as applicable, and by wall coverings that provide the necessary structural resistance to wind and seismic forces in spanning between wall framing members.

ICC EVALUATION SERVICE — Most Widely Accepted and Trusted

ICC-ES Evaluation Report

ESR-3463
Reissued August 2017
This report is subject to renewal August 2019.

www.icc-es.org | (800) 423-6587 | (562) 899-0543 — *A Subsidiary of the International Code Council®*

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 21 00—Thermal Insulation

REPORT HOLDER:

BASF CORPORATION
1609 BIDDLE AVENUE
WYANDOTTE, MICHIGAN 48192
(734) 324-5235
www.neopor.basf.us
www.basf.com

EVALUATION SUBJECT:

BASF NEOPOR® RIGID FOAM INSULATION BOARDS

ADDITIONAL LISTEE:

CARPENTER COMPANY
1021 EAST SPRINGFIELD ROAD
HIGH POINT, NORTH CAROLINA 27263
(336) 861-5730

CELLOFOAM
1090 AIRPORT PARKWAY
GAINESVILLE, GEORGIA 30501
(800) 252-3626

DREW FOAM
1093 HIGHWAY 278 EAST
MONTICELLO, ARKANSAS 71655
(870) 367-6245

OPCO, INC.
POST OFFICE BOX 101
205 WEST HARRISON AVENUE
LATROBE, PENNSYLVANIA 15650
(724) 244-0411

POLAR INDUSTRIES INC.
32 GRAMAR AVENUE
PROSPECT, CONNECTICUT 06712
(800) 237-3763

STAR R FOAM MANUFACTURING INC.
4555 NORTH OLYMPIC DRIVE
KINGMAN, ARIZONA 86401
(928) 681-2800

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2015, 2012 and 2009 *International Building Code®* (IBC)
- 2015, 2012 and 2009 *International Residential Code®* (IRC)
- 2015, 2012 and 2009 *International Energy Conservation Code®* (IECC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

†The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Physical properties
- Surface-burning characteristics
- Thermal resistance
- Attic installation
- Crawl space installation

2.0 USES

The BASF NEOPOR® rigid foam insulation boards are expanded polystyrene foam plastic boards, produced using BASF NEOPOR® EPS Bead Grades F5300, F5300 Plus, F2200, F2300 and F2400, for use as nonstructural thermal insulation material in wall assemblies, door cavities, and ceiling/floor assemblies, and on the outside faces of exterior walls. The BASF NEOPOR® rigid foam insulation boards may also be used on walls and ceilings in attics and crawl spaces without the ignition barrier required by the applicable code, when installed in accordance with Section 4.2.

The BASF NEOPOR® rigid foam insulation boards may be used as the core of sandwich panels when ASTM C578 Type I, VIII, II, II (1.45 pcf) or IX EPS is specifically recognized in a current ICC-ES evaluation report on the sandwich panel.

The BASF NEOPOR® rigid foam insulation boards may be used as part of exterior wall assemblies in Types I, II, III, IV and V construction when installed in accordance with Section 4.3.

The BASF NEOPOR® rigid foam insulation boards may be used as exterior perimeter insulation around concrete slab edges, on foundation walls, or under flat concrete slab on grade construction, except in areas where the probability of termite exposure is "very heavy" as

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

Copyright © 2017 ICC Evaluation Service, LLC. All rights reserved.

5.3 Insulation boards must not be used as a nailing base for exterior siding materials. All nailing must be made through the insulation into the wall framing or structural sheathing as required by the siding manufacturer's instructions or the applicable code.

5.4 The insulation boards must be separated from the interior of the building with a thermal barrier complying with IBC Section 2603.4 or IRC Section R316.4, as applicable.

5.5 For structures required to comply with the IBC or IRC, use of the foam plastic insulation in areas where the probability of termite infestation is "very heavy" must be in accordance with 2015 and 2009 IBC Section 2603.8 (2012 IBC Section 2603.9) or IRC Section R318.4.

5.6 Except as noted in Sections 4.2 and 4.3, the minimum density and maximum thickness of the insulation boards must be as noted in Table 1 of this report.

5.7 The foam plastic boards are produced by the manufacturer shown in Table 4, under a quality-control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Foam Plastic Insulation (AC12), dated June 2015.

7.0 IDENTIFICATION

The insulation boards must be packaged in bundles wrapped in opaque poly film or cardboard bearing a label with the BASF NEOPOR® trademark; the product name (see Table 4); the manufacturing facility location (see Table 4); the date of manufacture; the evaluation report number (ESR-3463); and the thermal resistance (*R*-value).

In addition, a stamp bearing the manufacturer's name and address and the evaluation report number (ESR-3463) appears along one edge of each board and on both faces of one board in each bundle.

TABLE 1—BASF NEOPOR® RIGID INSULATION BOARD PROPERTIES

ASTM C578 TYPE	MINIMUM DENSITY (pcf)	MAXIMUM THICKNESS (inches) WITH MINIMUM 1/2-INCH THICK GYPSUM WALLBOARD THERMAL BARRIER	MAXIMUM THICKNESS (inches) WITH 5/8-INCH-THICK TYPE X GYPSUM WALLBOARD
I	0.90	6	12
VIII	1.15	6	12
II	1.35	6	12
II	1.45	6	12
IX	1.80	6	12

For **SI:** 1 inch = 25.4 mm, 1 pcf = 16.02 kg/m³.

TABLE 2—TYPE AND MAXIMUM THICKNESS FOR BASF NEOPOR® RIGID INSULATION PRODUCTS USED IN ATTICS OR CRAWL SPACES

ASTM C578 EPS TYPE	MAXIMUM THICKNESS (inches)
I	4.0
VIII	3.2
II	2.66
II (1.45 pcf)	2.76
IX	2

For **SI:** 1 inch=25.4 mm, 1 pcf=16.02 kg/m³.

TABLE 3—BASF NEOPOR® RIGID INSULATION THERMAL RESISTANCE (*R*-VALUE)

ASTM C578 TYPE	MINIMUM DENSITY (pcf)	THERMAL RESISTANCE (per 1 inch thickness at 75°F mean temperature) (°F-ft²-f/Btu)	THERMAL RESISTANCE (per 1 inch thickness at 40°F mean temperature) (°F-ft²-f/Btu)
I	0.90	4.3	4.7
VIII	1.15	4.5	4.8
II	1.35	4.5	4.9
II	1.45	4.6	4.9
IX	1.80	4.6	4.9

For **SI:** 1 inch = 25.4 mm, 1 pcf = 16.02 kg/m³, 1 °F-ft²-f/Btu = 0.176 m²-K/W.

MARKAS
DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

REGISTERED PROFESSIONAL ENGINEER
BRADLEY C. MOSER
No. 68803
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

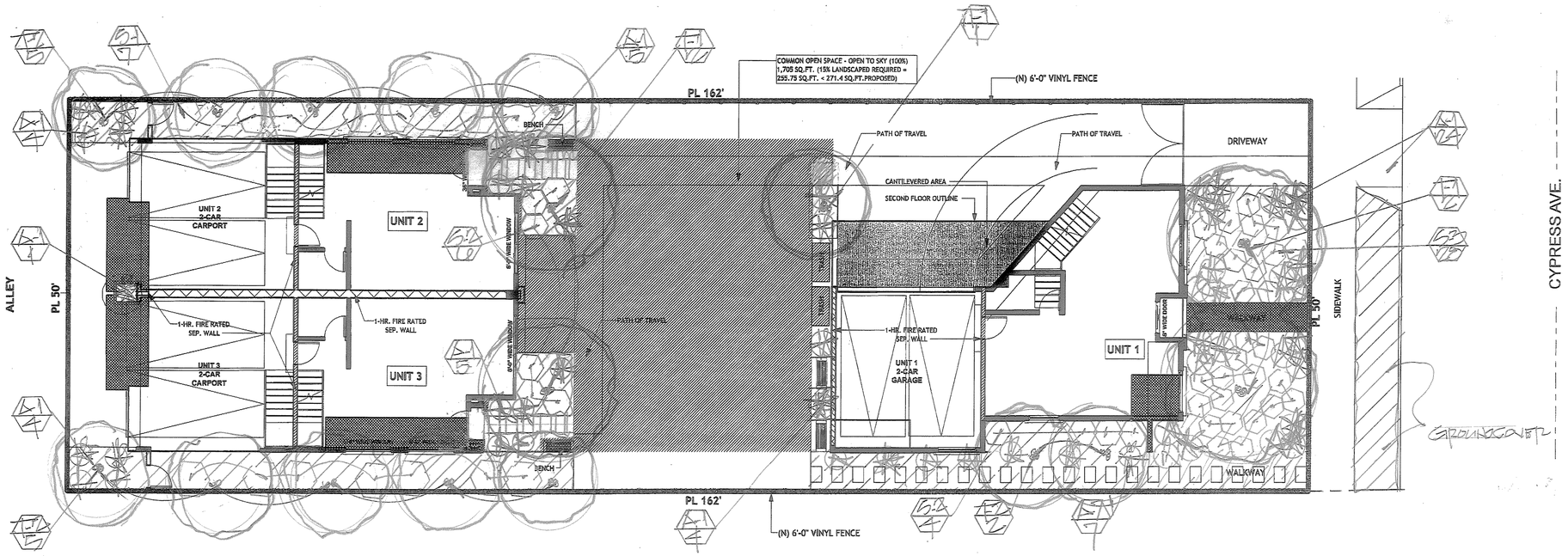
REV	DATE	DESCRIPTION	BY
1	02-25-20	PLANING SUBMITTAL	CRL
2	05-04-20	PLANING CORRECTIONS	CRL
3	07-15-20	AFTER COMMUNITY MEETING	CRL

ROOF MATERIAL

A802

Scale

7/15/20 3:59:37 PM



WATER USEAGE (WUCOLS)

PLANT LIST

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING
LW	T-1	PARKINSONIA 'DESERT MUSEUM'	PALOS VERDE/MULT.	48"BX	4	-
LW	T-2	HETEROMELES ARBUTIFOLIA	TOYON/MULT.	24"BX	13	-
LW	S-1	DODONAEA VISCOSA	HOPSEED BUSH	5GAL	14	5' O.C.
LW	S-2	ALCAYNE HUEGELII	BLUE HIBISCUS	5GAL.	10	4' O.C.
LW	S-3	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5GAL	28	3' O.C.
LW	A-1	DIETES BICOLOR	FORTNIGHT LILY	5GAL	52	RANDOM
LW	GROUNDCOVER - SENECIO SERPENS (ALL PAS.)		BLUE SENECIO	FLATS	AS NEEDED	12" O.C.

- LW = LOW WATER USEAGE/ P.F. = .3
- LANDSCAPE AREA = 1,819 SQ. FT. (ON SITE)
  185 SQ. FT. (PARKWAY)
  2,004 SQ. FT.

LEGEND

- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED ACCENT
- PROPOSED GROUNDCOVER
- PLANT SYMBOL / QUANTITY

A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS; EXCEPT FOR TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING. APPLICATIONS WHERE MULCH IS CONTRADICTED. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6"OF SOIL, COMPOST AT RATE OF A MINIMUM OF 4 CUBIC YARDS SOIL PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE SOIL.

MWELO COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

1-31-22
Date

#1844

PLANTING PLAN

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
818-241-9169

MD MARKAS
DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

REGISTERED PROFESSIONAL ENGINEER — BRADLEY C. MOSER — No. 68803 Exp. 9/30/21 — CIVIL — STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS 2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN - 818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

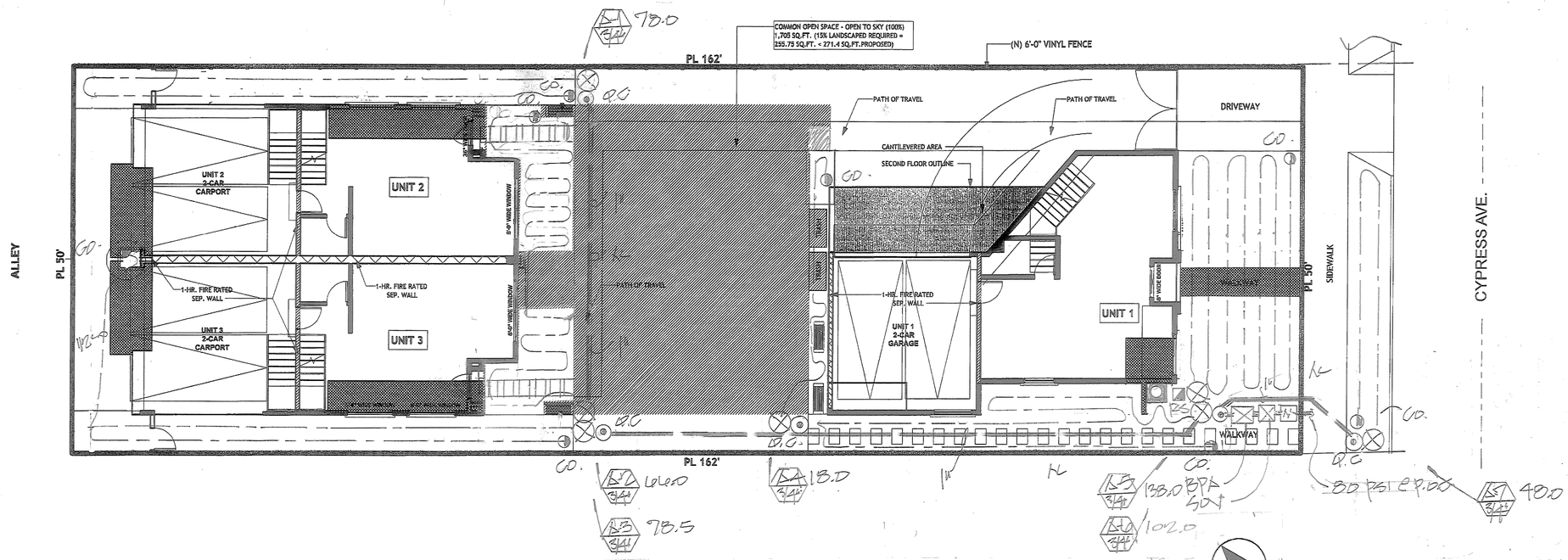
REV	DATE	DESCRIPTION	BY
	5/13/20	LAGC / LA	

L-1

Scale 1/8" = 1'-0"

4/24/20 1:37:43 PM

MD MARKAS DESIGN
6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606
310.774.6843/45
4homeplans@gmail.com
4homeplans@gmail.com
4homeplans@gmail.com



SCALE: 1/8" = 1'-0"

Reference Evapotranspiration (ETo) / 51.7

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[e]
Regular Landscape Areas							
A1/LW	.3	DRIP	.81	.37	265	97.80	9,979
A2/LW	.3	DRIP	.81	.37	707	261.5	26,679
A3/LW	.3	DRIP	.81	.37	541	200.2	20,420
A4/LW	.3	DRIP	.81	.37	27	9.99	1,020
A5/LW	.3	DRIP	.81	.37	470	173.9	17,738
A6/LW	.3	DRIP	.81	.37	242	89.5	9,129
A7/LW	.3	DRIP	.81	.37	185	68.5	6,987
				Totals	2,004 (A)	741.7 (B)	75,730
Special Landscape Areas							
				1			
				1			
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	75,730
						Maximum Allowed Water Allowance (MAWA)[d]	35,330

[a] Hydrozone #/Planting Description E.g 1.) front lawn 2.) low water use plantings 3.) medium water use plantings

[b] Irrigation Method overhead spray or drip

[c] Irrigation Efficiency 0.75 for spray head 0.81 for drip

[e] ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[d] MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

(51.7) (0.62) (.55) (2,004 ft²) + (0)

MAWA = 35,330 GPY

ETWU = 23,979 GPY

LEGEND

- WEATHER BASED CONTROLLER (RAINBIRD ESP-LXME 8 STATION)
- RS — RAIN SENSOR (RAINBIRD RSD_BEX)
- BFP — BACKFLOW PREVENTER (FEBCO 825-Y-1-...)
- Q.C — QUICK COUPLER (RAINBIRD 44LC
- VALVE (RAINBIRD 100 ... - 075-PRF
- A-1 12.0 — VALVE NO. / GPH
- VALVE SIZE
- MAINLINE / SCRD. 40 PVC.
- LATERAL LINE / SCRD. 40 PVC
- SOV — SHUT-OFF VALVE
- IRRIGATION METER
- CO. — CLEAN OUT

DRIP EMITTERS

SYMBOL	DESCRIPTION	MODEL NO.	GPH	PSI
— — — — —	RAINBIRD DRIPLINE W/ EMITTERS @ 12" O.C.	XFS-06-12-100	60 PER 100'	30

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE CAN OCCUR.
MANUAL SHUTT-OFF VALVES SHALL BE REQUIRED; AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION TO THE WATER SUPPLY. TO MINIMIZE WATER LOSS IN CASE OF EMERGENCY OR ROUTINE REPAIR.
PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
A DIAGRAM OF THE IRRIGATION PLAN; SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
A CERTIFICATION OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS OR THIS LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF INSPECTION.
AT THE TIME OF THE FINAL INSPECTION; THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATION OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT — LARRY G. TISON — STATE OF CALIFORNIA — Expiration Date 31-12-20 — #1844

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
818-241-9169

MD MARKAS
DESIGN & CONSTRUCTION
6022 VANTAGE AVE.
NORTH HOLLYWOOD
CA - 91606

REGISTERED PROFESSIONAL ENGINEER — BRADLEY C. MOSER — No. 68803 — Exp. 9/30/21 — CIVIL — STATE OF CALIFORNIA

CYPRESS-NEW 3-UNITS
2-STORY TOWNHOUSES

CLIENT: SARKIS BAGHIKIAN -
818.635.6100
565 E. CYPRESS AVE.
BURBANK - CA - 91501

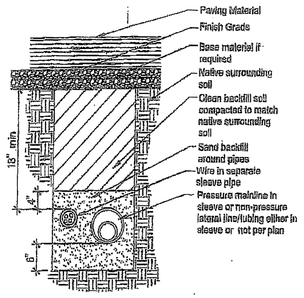
REV	DATE	DESCRIPTION	BY
	5/18/20	REV.	LGT

L-2

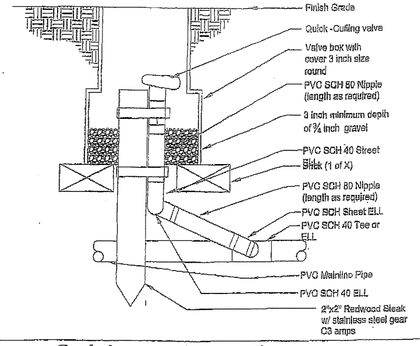
Scale 1/8" = 1'-0"

4/24/20 1:37:43 PM

4homeplans@gmail.com
4homeplans@gmail.com
310.774.6843/45
MD MARKAS DESIGN 6022 VANTAGE AVE. - NORTH HOLLYWOOD - CA - 91606



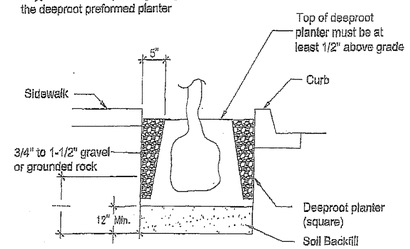
Pipe & wire trenching



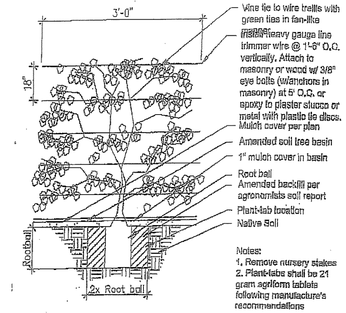
Quick coupling valve

Note:

A typical surround planting using the deeproot preformed planter



Tree Root barriers



Vine Planting detail

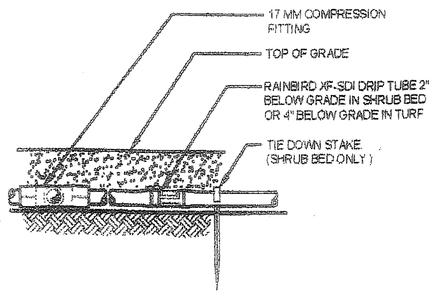
1. Contractor shall verify plant count for bidding purposes.
2. Ground cover indicated by shall be continuous under shrub.
3. Planting areas which have no cover indicated shall receive 3" min. fine redwood bark as a ground cover.
4. Contractor shall guarantee plant material for 90 days after installation and replace any diseased or damaged materials during that one year period.
5. The following amendments shall be uniformally broadcast and thoroughly incorporate to a depth of 12" min. by rotoriller equal amount per. 1,000 sq.ft.
6. Cu. yd. (2") nitrogen stabilized organic amendment from redwood sawdust, fir dust, or finely ground bark 5 lbs. ammonium sulfate.

Note: This formula is a Std. mix and will change if there are any unusual soil conditions at the site. Compacted backfill shall be 100% on site soil.

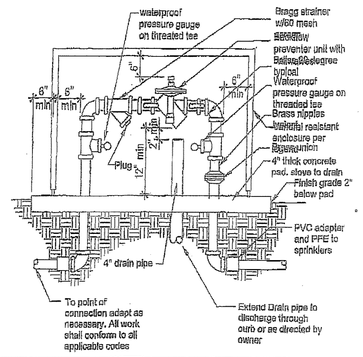
Landscape Notes

	Maximum rate inch per hour							
Soil Texture	Cover	Bare	Cover	Bare	Cover	Bare	Cover	Bare
Course Sandy Soil	2.00	2.00	2.00	1.50	1.50	1.00	1.00	0.50
Course sandy soil over compact lawn	1.75	1.50	1.25	1.50	1.00	0.75	0.75	0.40
Light Sandy	1.75	1.00	1.25	0.80	1.00	0.80	0.75	0.40
Light Sandy compacted subsoil	1.25	0.75	1.00	0.50	0.75	0.40	0.50	0.30
Uniform Soil	1.00	0.50	0.80	0.40	0.60	0.30	0.40	0.20
Light over compact soil	0.50	0.30	0.60	0.25	0.40	0.16	0.30	0.10
Light clay over	0.20	0.15	0.15	0.10	0.12	0.05	0.10	0.05

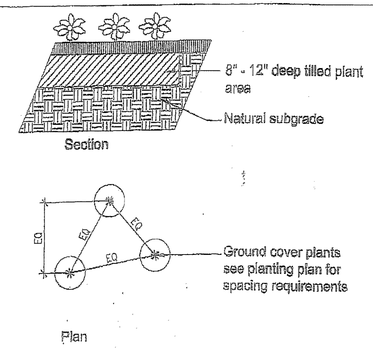
Soil characteristics



DRIP TUBE



Backflow preventer



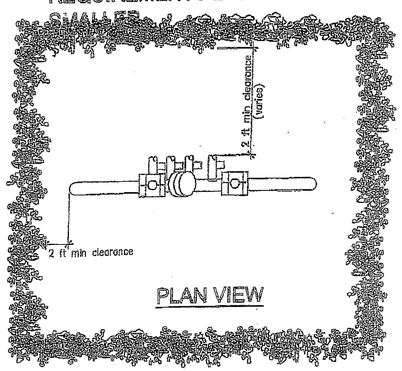
Ground Cover planting detail

1. All irrigation lines under drives to be installed in pvc sleeve @ 18" depth min.
2. Locate all RCV's and HB's in planting areas. (typ.)
3. Jet all lines and trenches under paving 90% min.
4. Install remote control valve in ametex 12" box or equal (one valve per box) & marked "irrigation", located boxes in ground cover areas whenever possible and a min. 12": from paving or curbs.
5. The contractor shall provide owner with a completely operation system and clean set of marked prints as "as-built" drawing. Reference all trenches with dimensions to nearest building or paving.
6. The contractor shall warrant that the system will be a free from defects of workmanship and materials for a period of one year. All repairs necessary shall be made at no cost to the owner.

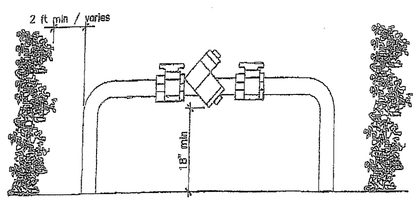
Note: All other requirements to be per city standards and specifications.

Irrigation notes

BACKFLOW PREVENTION DEVICES SCREENING REQUIREMENTS 2-1/2" AND SMALLER

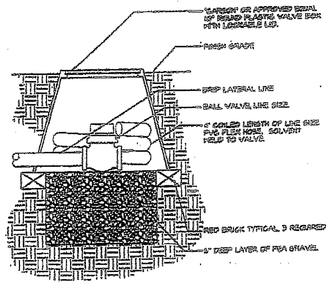


PLAN VIEW

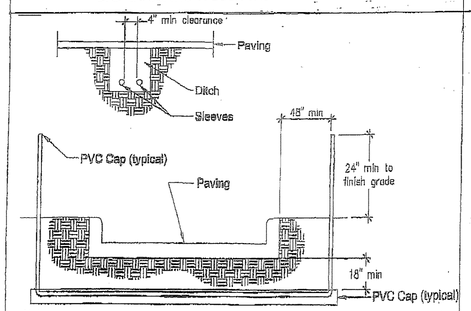


ELEVATION

BACKFLOW DEVICE SCRENING DETAIL



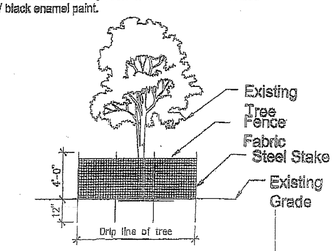
DRIP IRRIGATION FLUSH VALVE DETAIL



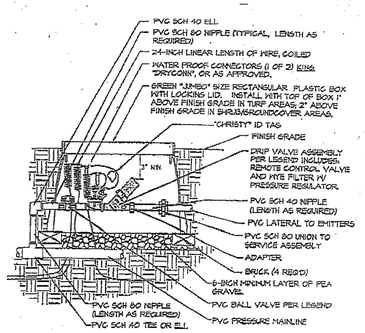
Notes:
1. All PVC irrigation sleeves to be class 200 pipe
2. All joints to be solvent welded and waterlight
3. Where there is more than one sleeve, extend the smaller sleeve to 24-inches minumum above finish grade
4. Mechanically temp to 95% compaction.

Sleeving

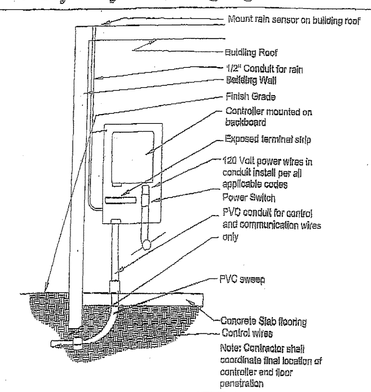
Note:
1. Dripline of tree shall be enclosed w/ a 4'-0" high fence, fence fabric to be durable and bright color, stake to be steil, size and installed to be depth of 12" min.
2. Any trenching required within the dripline of the tree shall be hand dub. Any roots cut over 2" shall be sealed w/ black enamel paint.



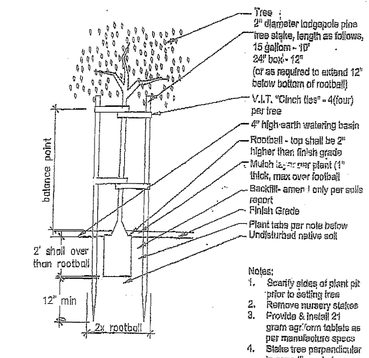
Projection of Existing Tree



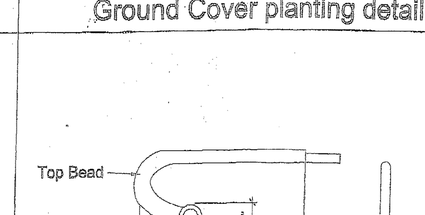
REMOTE CONTROL VALVE



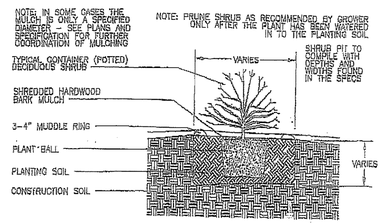
Solid-state Controller



Tree staking detail



Polyethylene edging



CONTAINER SHRUB PLANTING DETAIL

Revisions

THE DRAWING AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE OWNER AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH THE OWNER.

WRITTEN DIMENSIONS SHALL BE FOLLOWED OVER THE USE SCALE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

Larry G. Tison & Associates
Larry G. Tison A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. Broadway Suite O Glendale, California 91205
818-241-9199
larrytison@gmail.com

Note: use details as applicable to this project only.

LANDSCAPE DETAIL & SPECIFICATION PLAN

DRAWN: LGT
CHECKED: SL
DATE: —
JOB NO.: —
SHEET L-3